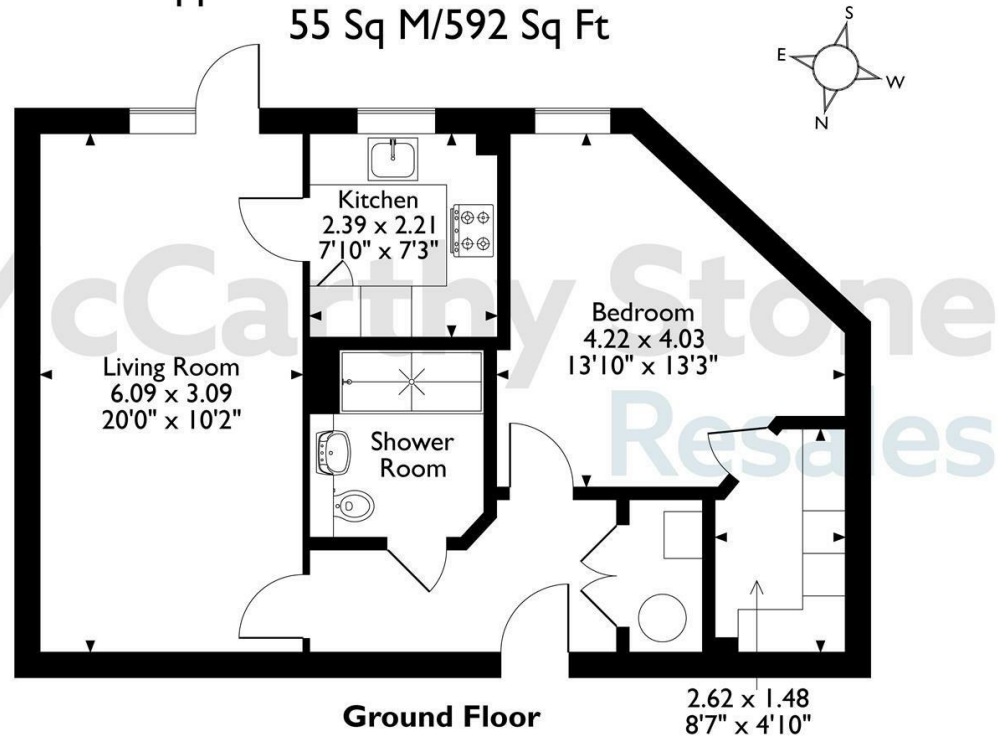


13 Joules Place, Stafford Street, Market Drayton  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>84</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**13 Joules Place**

Stafford Street, Market Drayton, TF9 1FA



**Asking price £204,999 Leasehold**

A beautifully presented luxury one-bedroom retirement apartment, ideally positioned on the ground floor of the highly sought-after Joules Place development in Market Drayton. Designed with comfort, convenience, and modern living in mind, this prestigious development offers an excellent setting for a relaxed lifestyle.

The accommodation briefly comprises a welcoming entrance hallway, providing access to all principal rooms and offering a sense of space upon arrival. The property boasts a generously sized living room/diner, perfect for both everyday living and entertaining, with doors opening directly onto a private patio area.

The modern fitted kitchen is thoughtfully designed with contemporary units and integrated appliances, creating a practical yet stylish cooking space. The double bedroom is well-proportioned, offering ample room for furniture and storage, while the luxury shower room is finished to a high standard with quality fixtures and fittings.

Further enhancing the appeal of this superb apartment is the added benefit of its own allocated parking space, providing convenience and peace of mind for residents and visitors alike.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Joules Place, Stafford Street, Market Drayton

## Joules Place

Situated on Stafford Street in the historic town of Market Drayton, Joules Place is a superb Retirement Living development for the over 60's, offering 35 one bedroom and 18 two bedroom beautiful retirement apartments available for sale. These private retirement homes share attractive communal facilities and an amazing location close to the banks of the River Tern on the pretty Shropshire Union Canal, between Shrewsbury and Stafford. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep.

Easy independent living for the over 60s

All our retirement property for sale and Shared Ownership in Market Drayton is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

What's more, you can book the hotel-style guest suite to effortlessly host visitors in style—you can also holiday in our network of guest suites! Parking is available and well-behaved pets are welcome too.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

The front door with spy hole leads to the large entrance hall, from where the 24-hour emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and a good-sized storage/utility cupboard with a washer/dryer.

## Living Room/Diner

The living room is generously proportioned, offering ample space to comfortably accommodate a full suite of lounge furniture as well as a separate dining table and chairs, making it ideal for both relaxing and entertaining. Double glazed French doors provide an attractive feature, allowing plenty of natural light to fill the room while also offering direct access onto a patio area, perfect for enjoying outdoor seating or al fresco dining.

The room is well-equipped for modern living, with TV and telephone points, along with a Sky/Sky+ connection point already in place. Two ceiling light fittings ensure the space is well illuminated, while fitted carpets add warmth and comfort, completing the inviting and homely feel of this versatile living area.

## Kitchen

Conveniently located just off the living room, the kitchen is both practical and stylish, featuring a comprehensive range of pale grey wall and base units that provide ample storage while creating a modern, neutral finish. The layout is designed to maximise workspace, making it ideal for everyday cooking and meal preparation.

The kitchen is well-equipped with an integrated oven and a four-ring induction hob, complemented by a fitted extractor hood above to ensure effective ventilation. A contemporary composite grey sink unit is seamlessly incorporated into the work surface, adding both durability and a sleek aesthetic.

There is also a generous provision of power sockets, thoughtfully positioned to accommodate a variety of kitchen appliances, enhancing both convenience and functionality within this well-designed space.

## Bedroom One

The spacious bedroom is well-designed to provide both comfort and practicality, featuring a double glazed window that allows for plenty of natural light while ensuring excellent insulation and quietness.

It is equipped with TV and telephone points to support modern

# 1 bed | £204,999

living, along with raised electrical power sockets for added convenience and ease of use. Fitted carpets enhance the warmth and comfort underfoot, contributing to the inviting atmosphere.

A separate door leads through to a walk-in wardrobe, thoughtfully fitted with a selection of hanging rails and shelving, offering generous and well-organised storage solutions.

## Shower Room

The shower room has a fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin and cupboards beneath, and an illuminated mirror above. It also has contemporary half-height tiling to the walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting.

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Lease Information

Lease: 999 years from 1st Jan 2022  
Ground rent £425 per annum  
Ground rent review: 1st Jan 2037

## Service Charge Details

Building and systems maintenance  
Contract cleaning of communal areas  
House Manager  
Upkeep of gardens and grounds  
Water rates to communal areas and apartments.  
Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Contingency fund

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £3,557.70 for the financial year ending 28 Feb 2027

## Parking

This apartment, comes with its own allocated parking space.

