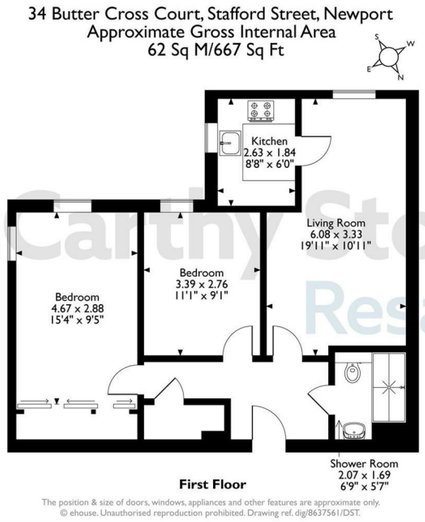
Excellent

Trustpilot

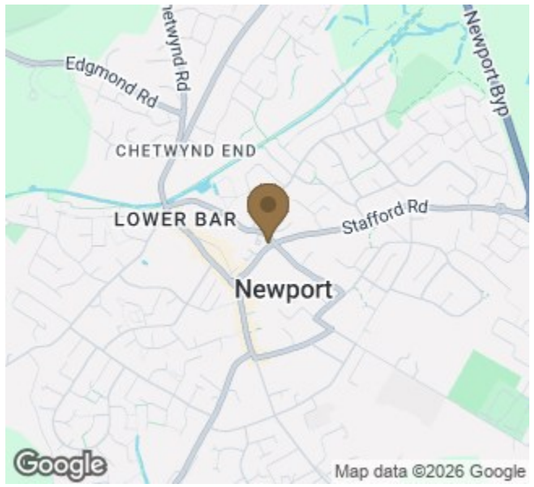
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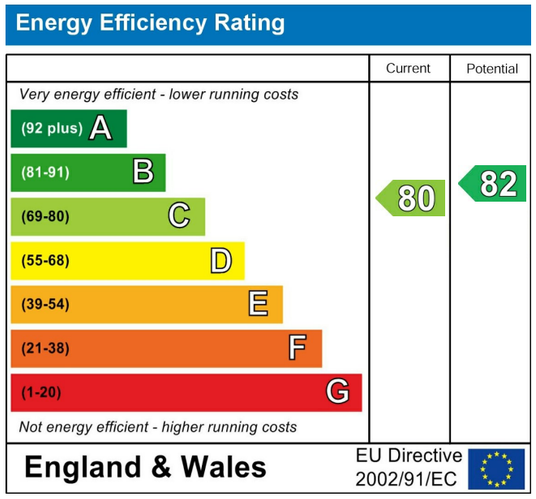
34 Butter Cross Court, Stafford Street, Newport
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







34 Butter Cross Court

Stafford Street, Newport, TF10 7UD

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 34 Butter Cross Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £210,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two Bedroom Second Floor Apartment
- Retirement Living for Over 60's with Lifts to all Floors
- Spacious Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Fully Tiled Shower Room
- House Manager on site During Office Hours
- Guest suite & Laundry room
- Lift to all floors + Mobility scooter charging point
- Landscaped Garden
- 24-Hour emergency call system in apartments and communal area

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Butter Cross Court, Newport

2 | 1 | Offers in the region of £210,000

Summary

Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and built in wardrobes in the master bedroom.

The dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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 that can assist with service charges or living costs.

• 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 Hallway

The solid wood front door with spy hole and letter box opens into the spacious entrance hallway. Wall mounted emergency speech module. Ceiling light points. Power sockets. Doors to storage cupboard and airing cupboard. All other doors lead to the living room, both bedrooms, and the shower room.

Living Room

A spacious living room having neutral decor with a feature wall. With two ceiling light points and a range of power sockets. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Door to separate kitchen.

Kitchen

A modern fitted kitchen has a modern range of wall and base units. Roll edge work surfaces with tiled splash back. Integrated fridge and freezer. Built in oven. Four ringed ceramic hob with chrome extractor hood. Stainless steel sink unit. Power sockets. Tiled floor. Double glazed window.

Bedroom One

This double master bedroom features a built in wardrobe with sliding mirrored doors. Dual aspect with two double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

Bedroom Two

The second double bedroom can alternatively be used as a second reception room, office or hobby room. Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

Bathroom

This fully tiled shower room comprises of a separate shower cubicle. Hand Basin. WC. Heated towel rail, and a wall heater. Wall mounted mirrored medicine cabinet. Emergency pull cord.

Service Charge (breakdown)

• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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

Annual service charge: £4,301.71 for financial year ending 31/03/27.

Car Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

125 years from the 1st June 2011
Ground rent: £495 per annum
Ground rent review: 1st June 2026

Additional Information & Services

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

Moving Made Easy

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