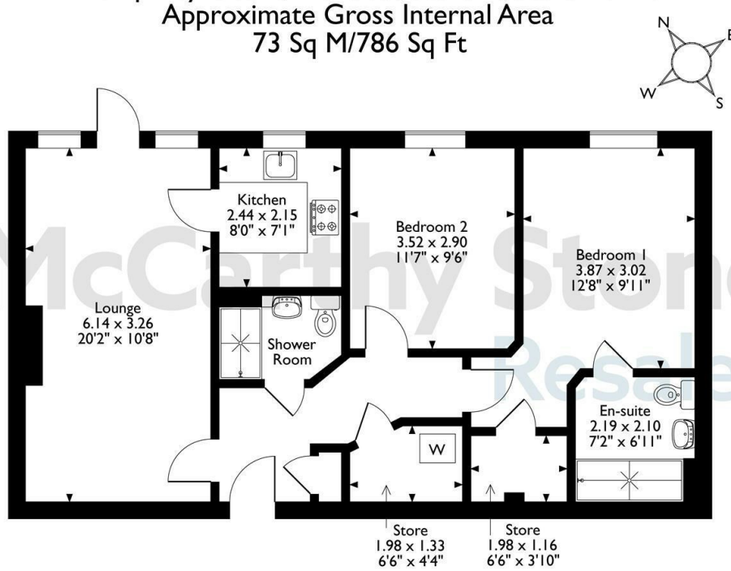
McCarthy Stone
Resales

14 Humphrey Court, The Oval, Stafford, Staffordshire
Approximate Gross Internal Area
73 Sq M/786 Sq Ft

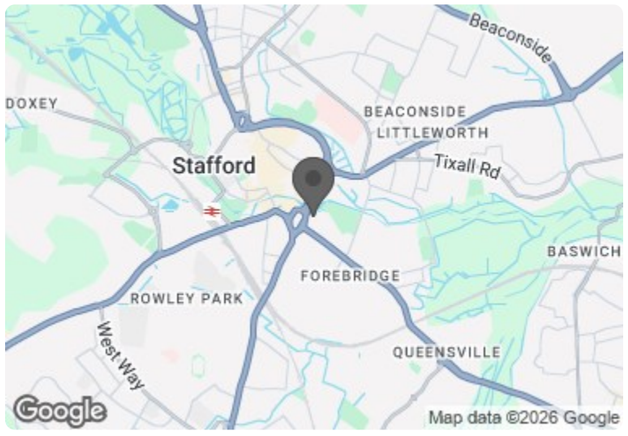


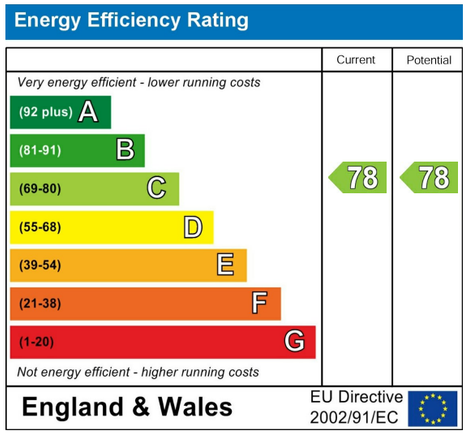
Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
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14 Humphrey Court

The Oval, Stafford, ST17 4SD







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Humphrey Court, The Oval, Stafford,

2 Bed | £260,000

Humphrey Court
Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town. There is a wide range of national and independent shops on the high street, combined with a new Riverside Shopping Centre, only a few minutes walk from Humphrey Court. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with washer/dryer, underfloor heating throughout. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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.

• 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
Front door with letter box and spy hole opens into a good size hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, shower room and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

Living Room
Oak effect part glazed panel door leads to a generous rectangular shaped lounge, having an attractive feature fireplace with electric fire, which makes a lovely focal point. With French doors to a walk out patio. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

Kitchen
A modern fitted kitchen, featuring integrated fridge/freezer, easy access oven with space for a microwave above. A range of base and wall units with complimentary work surfaces incorporating an electric hob with splash back and extraction hood. A matt grey composite sink unit with drainer is positioned below a double glazed window. Tiled flooring

Master Bedroom
A generous master bedroom having a walk in wardrobe offers modern and neutral decor with complimentary flooring and includes a TV and telephone point. A door to a shower room ensuite is as much a convenience as it is a luxury.

En-Suite
A modern fully tiled recently refitted en-suite shower room comprising of a walk in shower. Vanity unit with inset wash hand basin, mirror and shaver point above. WC with concealed cistern. Ceiling light and Emergency pull cord.

Bedroom Two
This is a spacious second double bedroom, offering a variety of uses. Having a central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener.

Shower room
Fully tiled shower room with double size shower unit. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.

Parking
This apartment does not come with a parking space.

Service charge details
• 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,920.27 for financial year ending 30/09/2027.

Lease Information
999 years from 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage











