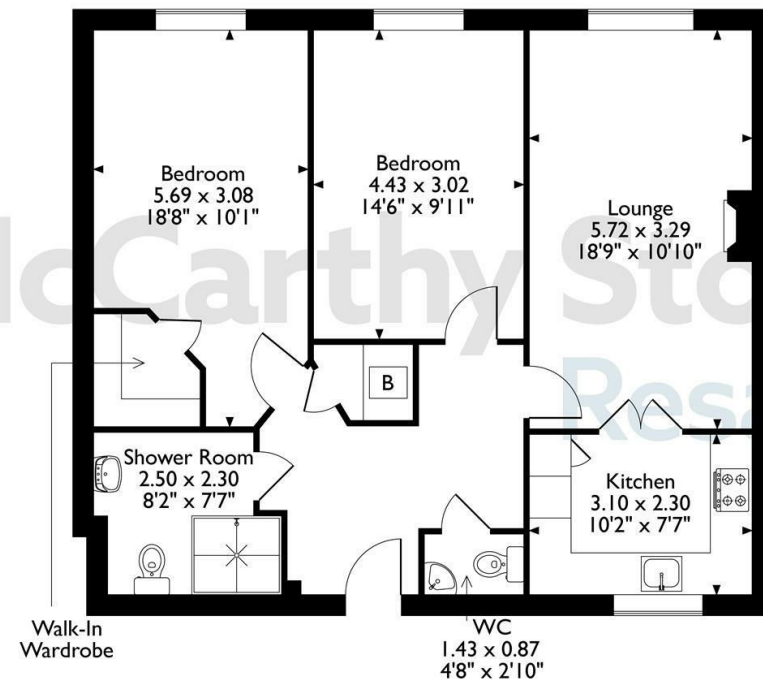


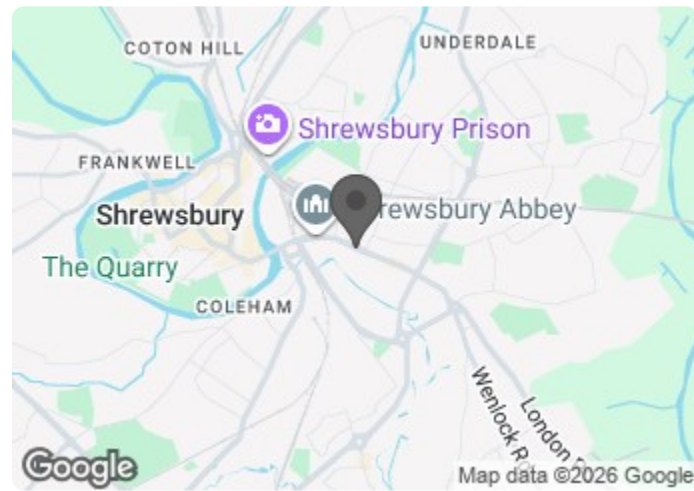
19 Stiperstones Court, Abbey Foregate, Shrewsbury  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



**First Floor Flat**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 19 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL



### Asking price £330,000 Leasehold

Nestled in the charming STIPERSTONES COURT, Abbey Foregate, Shrewsbury, this delightful TWO BEDROOM retirement apartment offers a perfect blend of comfort and convenience. The property is situated in a vibrant neighbourhood, known for its rich history and picturesque surroundings, making it an ideal choice for those seeking a tranquil yet accessible lifestyle.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. Natural light floods through the windows, creating a bright and airy feel throughout the apartment. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

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

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

# Abbey Foregate, Shrewsbury

## 2 Bed | £330,000

### Stiperstones Court

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. Just over half a mile east of Shrewsbury town centre, the beautiful Retirement Living PLUS (formally Assisted Living) development is ideally situated with everything you'll need on your doorstep. Designed exclusively with the over 70's in mind, our Retirement Living PLUS development will allow you to carry on living independently in a home you own, with the help of on-site flexible care packages and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips. There are also a range of local shops within walking distance.

Stiperstones Court also offers a bookable guest suit for visiting family and friends, subject to availability

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Entrance Hall

Front door with spy hole leads to the entrance hall. There is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Apello emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, both bedrooms, cloakroom, and wet room.

### Living Room

This bright spacious living room has ample space for a dining table and chairs, there is also a modern fire surround with a 'Living Flame' style electric fire adding an excellent focal point to the room. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed double doors lead into a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

### Bedroom 1

Double bedroom with a walk-in wardrobe housing rails and shelving. TV and telephone point. Large double glazed window over looking the landscaped gardens. Emergency response pull cord.

### Shower Room (wet room)

Purpose built wet room with non slip flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails; WC, wash basin vanity unit with wash basin and heated/illuminated mirror above. Additional matching cupboards below. Emergency pull cord. Heated towel rail.

### Bedroom 2 (Dining Room/Hobby Room)

This generously sized second double bedroom. There is ample room for bedroom furniture. Double glazed window. TV point. Power sockets. Emergency Response Pull Cord

### W/C

WC. Wash hand basin. Fitted mirror. Ceiling light.

### 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
- 24 hour on site staffing
- Buildings insurance
- 1 hour domestic assistance per week

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: £14,191.68 for financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### 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

Lease: 250 years from 01/12/2014

Ground rent: £510 per annum

Ground rent review: 01/12/2029

### Moving Made Easy & Additional Information

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 check our web page additional services or speak with our Property Consultant.
- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

