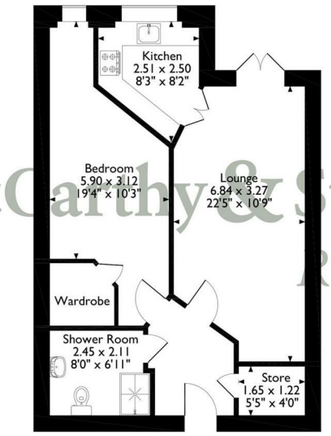
Excellent

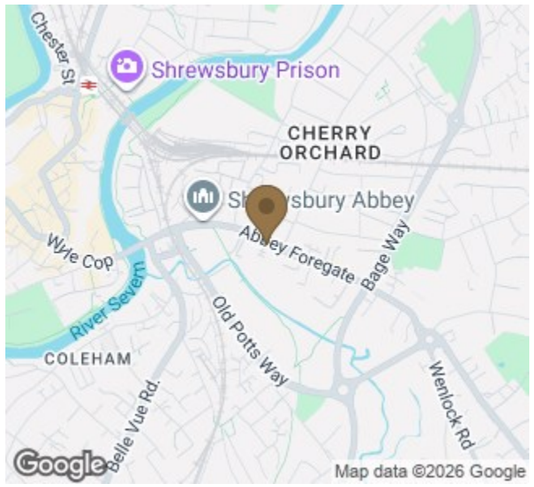
Trustpilot

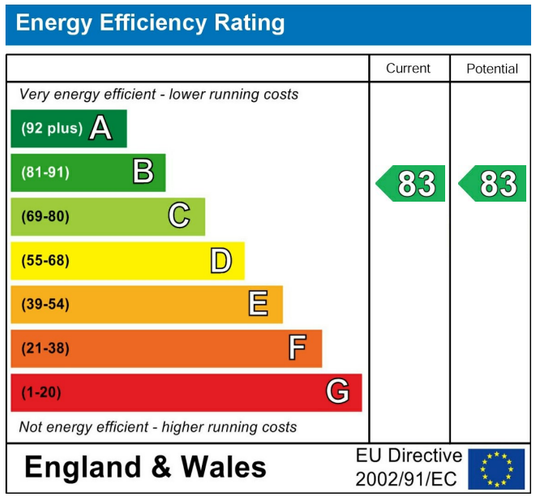
McCarthy & Stone
Resales.

25 Stiperstones Court, Abbey Foregate, Shrewsbury
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







25 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL

1 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 25 Stiperstones Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- One bedroom apartment with Juliet balcony
- Guest suite
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estates Manager + 24-hour on-site staffing
- Personal care packages available from the onsite CQC registered care agency
- Homeowners' lounge with television
- Function room with computer
- Lift to all floors
- Full wheelchair access
- Waitress Service Restaurant

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

25 Stiperstones Court, Shrewsbury

1 | 1 | Asking price £210,000

Stiperstones Court
Stiperstones Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. With an enviable location just over half a mile east of Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. Shrewsbury's status as a medieval county town means it is steeped in historical importance - with Abbey Foregate right at the heart of this. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries.

McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowners' lounge which is a superb venue for socialising 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 an additional fee per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Property Overview
This very well presented one-bedroom, first-floor apartment enjoys an aspect overlooking the front of the development. The bright and spacious lounge opens onto a Juliet balcony, creating a light-filled and welcoming living space.
The accommodation further comprises a modern fitted kitchen with integrated appliances, a generously sized double bedroom with a spacious walk-in wardrobe, a stylish wet room with a level-access shower, and a useful walk-in storage cupboard. Conveniently located just a short distance from the communal lift, the apartment offers easy access to the homeowners' lounge and Stiperstones Court's excellent on-site facilities, including a restaurant and laundry room, providing comfort, convenience, and a vibrant community atmosphere.

Social Lifestyle
The Communal Lounge is at the heart of the community at Stiperstones Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, indoor Boccia bowls, sing-a-long, Whist, Knit & Natter, keep fit and arts and crafts and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Stiperstones Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £10,786.04 per annum (up to financial year end 30th Sept 2027).

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

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
Ground rent £435 per annum
Ground rent review: 1st Dec 2029

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

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.













