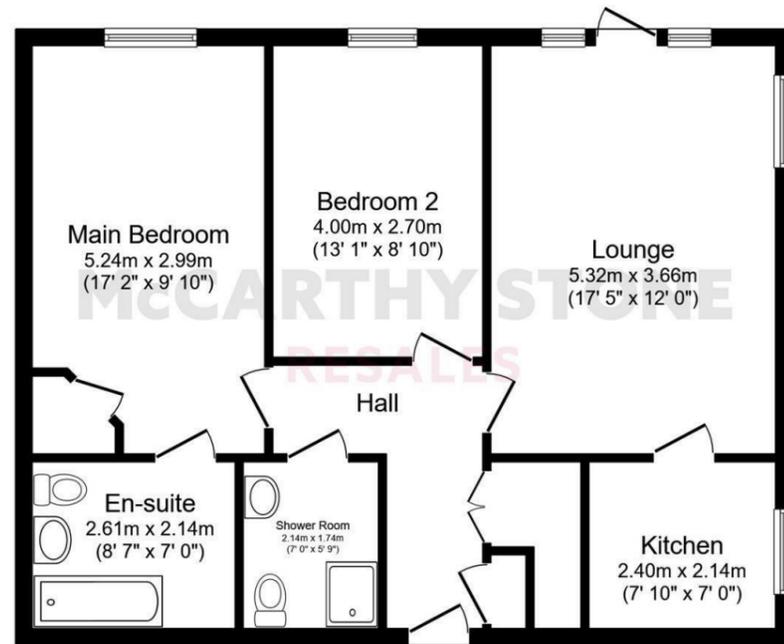


**32 Humphrey Court**  
The Oval, Stafford, ST17 4SD

**PRICE  
REDUCED**



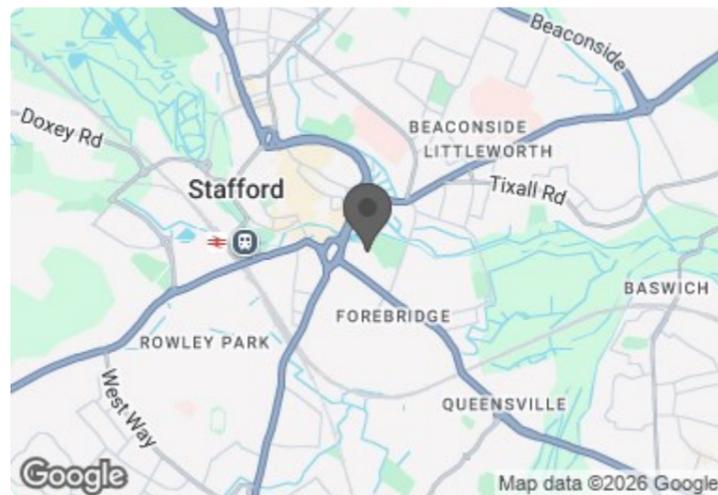
Total floor area 71.4 sq.m. (769 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>			
(69-80) <b>C</b>		80	80
(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		

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**PRICE REDUCTION**

**Asking price £240,000 Leasehold**

\*Join us for coffee & cake at our Open Day - Thursday 16th April 2026 - from 10am to 2pm - BOOK YOUR PLACE TODAY!\*

\*\*LUXURY TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE BATHROOM LOCATED IN AN END POSITION ON THE TOP FLOOR\*\* McCarthy & Stone Resales are delighted to offer this highly desirable two bedroom apartment within our prestigious Humphrey court development.

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

# Humphrey Court, The Oval, Stafford, ST17

2 Bed | £240,000

PRICE  
REDUCED

## 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 the Guildhall Shopping Centre also in the town centre. 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, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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 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.

## Entrance Hallway

Front door with letter box and spy hole opens into an expansive L shaped hallway. The security door entry system, 24-hour emergency response pull cord system and mains wired smoke detector are located here. Doors off lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

## Lounge

Oak effect part glazed panel door leads to a large rectangular shaped dual aspect lounge with widow to the side and a Juliette balcony enjoying a west facing outlook. Feature fireplace with inset electric fire. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

## Kitchen

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand. Integrated Hot Point oven with space for a microwave above. Four ringed Hot Point hob with chrome extractor hood above. Stainless steel sink unit with single drainer and mixer tap with window over. Tiled floor.

## Master Bedroom

A large master bedroom with a walk in wardrobe and door to a large en-suite bathroom. Central ceiling light/fan fitting. TV point. Telephone point. Full length double glazed window with half opener.

## En-Suite bathroom

A modern fully tiled en-suite bathroom comprising white suite with bath and shower over with grab rails; Vanity unit with inset wash hand basin and mirror and shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

## Bedroom Two

This is a spacious second double bedroom. It has a central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener. Currently used as a study/dining room.

## 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.

## 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: £3,747.83 for financial year end 30/09/2026.

## Lease Information

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

## Parking

This apartment does not come with a parking space

## Additional Information & Services

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

