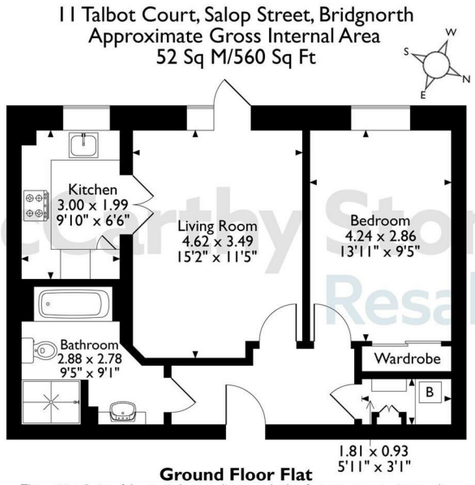
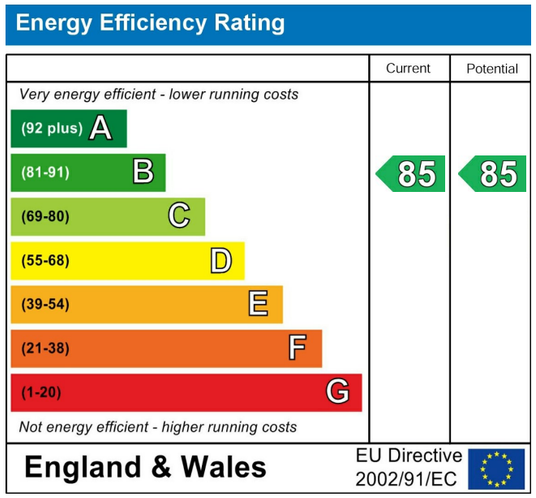
Excellent

Trustpilot

McCarthy & Stone
Resales.







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. 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, wasted time or travel expenses. The details contained within this brochure 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







11 Talbot Court

Salop Street, Bridgnorth, WV16 5BR

1 | 1 | Council Tax Band: B

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 11 Talbot Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £172,000
Leasehold

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

Why you'll love living here:

- Well Presented Ground Floor Retirement Apartment
- McCarthy Stone Retirement Living Plus for Over 70's
- One Double Bedroom with Built in Wardrobe
- Wet Room Style Bathroom with Shower
- French Doors to a Delightful Patio Area with Garden Access
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Living Room/Diner
- 24 Onsite Staffing
- Homeowners Lounge and Bistro
- Attractive Communal Grounds with Attractive Views

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Talbot Court, Bridgnorth

1 | 1 | Asking price £172,000

Talbot Court
Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street where you will find lots of high street and independent shops.

Talbot Court is one of our Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise:
Domestic Support, such as ironing & laundry or shopping;
Personal Care, e.g medication or companionship
(please speak to the Property Consultant for further details and a breakdown of charges).
For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.
Talbot Court has a homeowners' lounge which provides 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 a fee of £25 per night, subject to availability). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

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 spy hole leads to the hallway from where there are doors to a walk-in storage cupboard/airing cupboard and to the bedroom, living room and bathroom. In the hall is the 24-hour Tunstall emergency response and front security door entry system with intercom and a smoke detector.

Living Room
A delightful living room has the advantage of a double glazed door leading to a paved patio area overlooking beautifully maintained gardens. TV and telephone points with Sky/Sky+ connectivity. Two ceiling points. Raised electric power sockets. Oak effect door with glazed panels leads into a separate kitchen.

Kitchen
Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap sits beneath a double glazed window, which is electrically operated. Waist high built-in oven with space above for a microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer.

Bedroom
Double bedroom with built in mirror fronted wardrobe with sliding doors. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord.

Bathroom
Wet room with suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Shaver point. Emergency pull cord. Slip resistant flooring.

Parking
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.

Ownership details
Lease term 125 years from 1st June 2014
Ground rent - £435 per annum
Ground rent review: 1st June 2029

Service charge details
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• 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 Estate Manager.

Annual Service charge: £10,477.35 for the financial year ending 30/09/2027.

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













