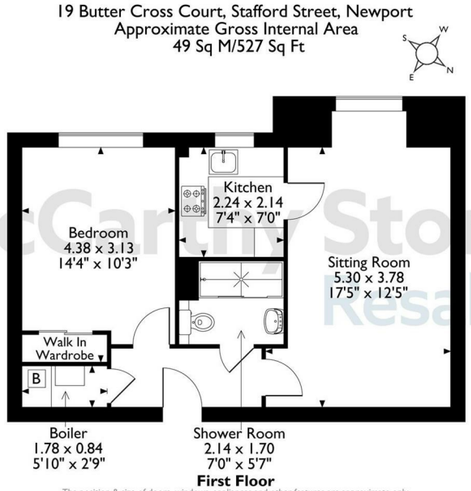
Excellent

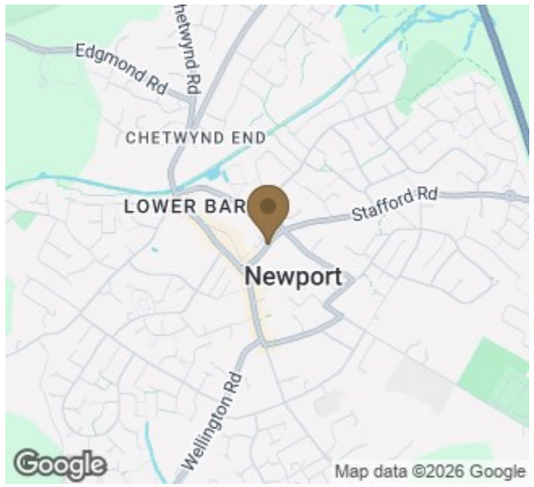
Trustpilot

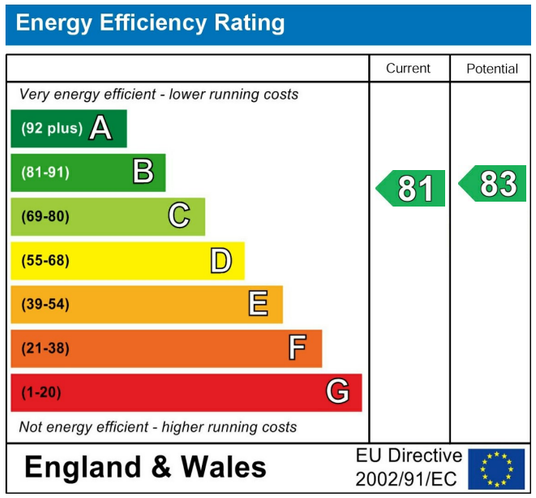
McCarthy & Stone
Resales.

19 Butter Cross Court, Stafford Street, Newport
Approximate Gross Internal Area
49 Sq M/527 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







19 Butter Cross Court

Stafford Street, Newport, TF10 7UD

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 19 Butter Cross Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £159,950 Leasehold

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

Why you'll love living here:

- Delightful Energy Efficient One Bedroom Apartment
- MCarthy Stone Retirement Living for Over 60's
- Living room with Space for Dining
- Modern Fitted Kitchen with Integrated Appliances
- Bathroom with Bath Suite and Shower
- House Manager Onsite During Office House
- Homeowner's Lounge
- Well Located for Local Amenities and Transport Links
- Pet Friendly
- Viewing Highly Recommended

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 Butter Cross Court, Newport

1 | 1 | Offers in the region of £159,950

Butter Cross Court
Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and walk in wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development.

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 laundry room, 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.

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 that can assist with service charges or living costs.

• 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.

Local Area
Butter Cross Court is location within a short walk to Newport High Street which offers an wide range of shops, banks, cafe's and restaurants as well as three supermarkets including Waitrose. There is a wide range of amenities available within the town including library and leisure facilities and there are bus services close at hand providing links to the larger towns of Telford, Stafford and Shrewsbury, with their mainline rail stations and wider range of shops and amenities.

Entrance Hallway
Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Ceiling light fitting. Power sockets. Door to good size walk in storage cupboard. All other doors lead to the living room, bedroom, and shower room.

Living Room
Good size bright lounge with large bay window and west facing aspect two ceiling light points and a range of power sockets. TV point with Sky+ connectivity. Telephone point. Door off to a separate kitchen.

Kitchen
Recently refitted kitchen with a range of wall and base units. Roll edge work surfaces with tiled splash back. Fridge and freezer, integrated washer and dryer. Built in oven. Four ringed ceramic hob with chrome extractor hood. A double glazed window is positioned above the stainless steel sink and drainer unit. Power sockets. Tiled floor.

Bedroom
Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets. Built in wardrobe with sliding mirrored doors.

Shower Room
A fully tiled shower room with triple width shower cubicle. WC. Vanity unit with inset wash hand basin with lever taps. Fitted mirror and light with shaver point. Newly installed wall heater. Heated towel rail. Emergency pull-cord. Tiled Floor

Service Charge Information
• 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 House Manager.

Annual Service charge: £2,867.81 for financial year ending 31/03/2027.

Lease Information
Ground rent annual fee - £425
Ground rent review: 1st June 2026
Lease term 125 years from the 1st June 2011

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.

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













