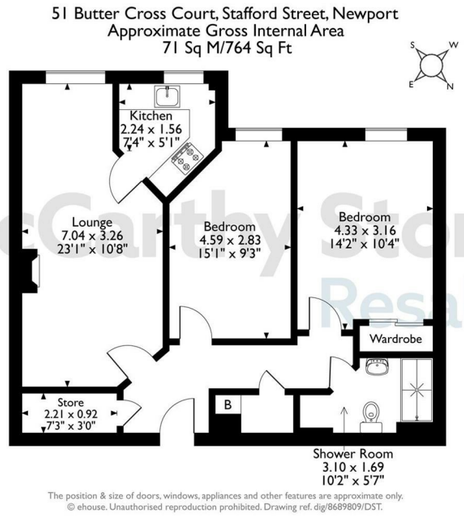
Excellent

Trustpilot

McCarthy & Stone
Resales.



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The Property Ombudsman







51 Butter Cross Court

Stafford Street, Newport, TF10 7UD

2 | 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 51 Butter Cross Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Fixed Price £180,000
Leasehold

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

Why you'll love living here:

- A delightful two bedroom retirement apartment
- McCarthy Stone Retirement Living for Over 60's
- Spacious and flexible lounge diner, ideal for both relaxing and entertaining
- A generous Principal bedroom with built in wardrobe
- Second double bedroom, ideal for guests or additional living space
- Tiled Shower Room and Modern Fitted Kitchen with Integrated Appliances
- Guest suite & Laundry room
- Lift to all floors + Mobility scooter charging point
- Well-maintained development with communal lounge and landscaped gardens
- 24-Hour emergency call system in apartments and communal area

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

51 Butter Cross Court, Newport

2 | 1 | Fixed Price £180,000

Butter Cross Court
The development itself offers a welcoming and secure environment for the over-60s, with well-maintained communal areas and gardens, as well as a residents' lounge, creating a strong sense of community alongside independent living.

Overall, the apartment represents a unique opportunity to acquire one of the largest and well configured apartments within the development.

Summary
Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and built in wardrobes in the master 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 (fees apply - 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.

• 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
The solid wood front door, fitted with a spy hole and built-in letterbox, opens into a spacious and inviting entrance hall. This central hallway leads to all main rooms and offers a practical, well-planned layout.

It features a wall-mounted emergency speech module for added reassurance, along with ceiling light fittings and conveniently placed power outlets. The hallway also includes useful built-in storage, with both a dedicated storage cupboard and a separate airing cupboard. From here, doors provide access to the living/dining room, two generously sized double bedrooms, and a tiled shower room.

Living Room
The living room is a bright and welcoming space, offering generous proportions that easily accommodate both lounge and dining furniture—ideal for relaxing, entertaining, or sharing meals with family and friends.

It is well illuminated by two ceiling light fittings, and a range of conveniently positioned power outlets ensures everyday needs are well catered for. A TV point with Sky+ connectivity (subscription may be required) is included, along with a telephone point for added convenience. The room also benefits from a door leading to the separate fitted kitchen, allowing for a natural flow between spaces while keeping the kitchen distinct. An attractive feature fireplace with an inset electric fire adds a cosy focal point to the room.

Kitchen
The kitchen is well planned and fitted with a modern selection of wall and base units, offering generous storage for cookware, utensils, and daily essentials. Roll-edge worktops provide ample preparation space and are complemented by a smart tiled splashback, adding both practicality and a clean, contemporary look. Having newly installed anti-slip flooring.

Integrated appliances include a fridge and freezer, a built-in oven, and a four-ring ceramic hob with a sleek chrome extractor hood, creating an efficient and stylish cooking area. A stainless steel sink is set into the work surface for added convenience and durability. The kitchen also features multiple power outlets for additional appliances, while the fully tiled floor enhances the modern finish and makes for easy upkeep.

Bedroom One
The principal bedroom is a generously proportioned double room, offering ample space to accommodate a range of furniture arrangements. The well-balanced layout provides flexibility for both comfort and practicality, making it an ideal retreat within the home with the benefit of a built in wardrobe.

A standout feature of the room is the attractive feature wall, which adds a stylish focal point and enhances the overall character of the space. Natural light streams in through a well-positioned window, creating a bright and airy atmosphere throughout the day.

The room is further complemented by ceiling light fittings and conveniently placed power outlets to suit modern living. Thoughtfully designed with both comfort and functionality in mind, this bedroom reflects the high standard and attention to detail found throughout the apartment.

Bedroom Two
The second double bedroom can alternatively be used as a second reception room, office or hobby room. Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

Shower Room
The shower room, conveniently positioned just off the hallway, is finished with stylish tiling that enhances both its durability and modern appearance. It features a generously sized, full-width shower cubicle, providing a comfortable and practical space for everyday use. Having newly installed anti-slip flooring.

A contemporary wash hand basin is neatly set within the layout, complemented by a low-level WC. The room also benefits from a heated towel rail, adding a touch of luxury while ensuring towels remain warm and dry. Thoughtfully designed, this shower room combines functionality with a clean, well-presented finish. Also with plumbing and power in the alcove for a washing machine.

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
• 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: £4,301.71 for financial year ending 31/03/27.

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
125 years from the 1st June 2011
Ground rent: £495 per annum
Ground rent review: 1st June 2026

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











