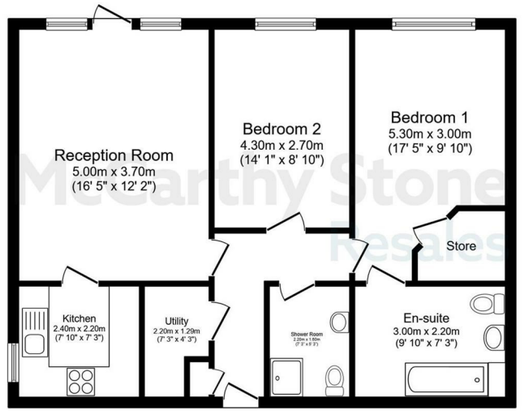
Excellent

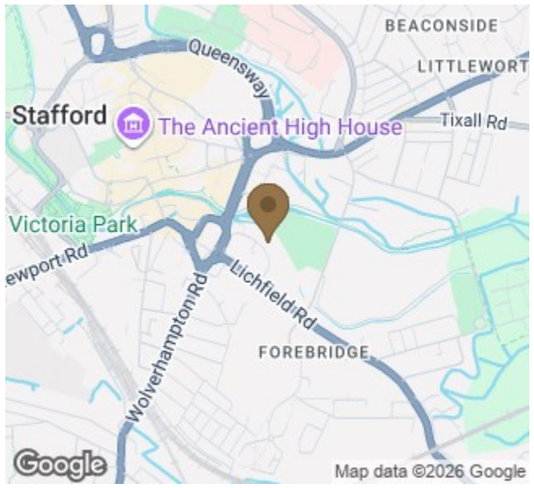
Trustpilot

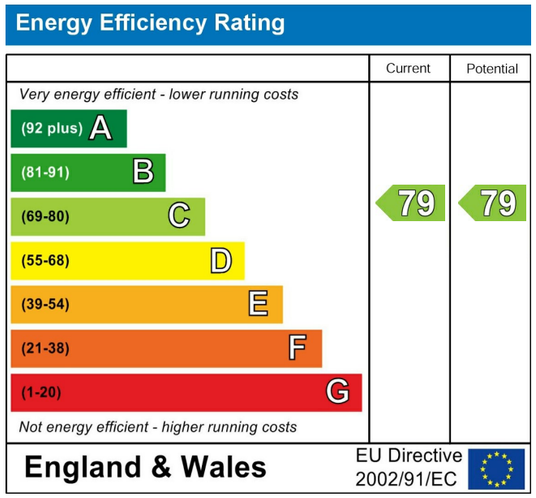
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Total floor area 70.7 sq.m. (761 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







## 33 Humphrey Court

The Oval, Stafford, ST17 4SD

2 2 Council Tax Band: D

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

## Asking price £269,500
## Leasehold

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

### Why you'll love living here:

- Stunning two bedroom retirement apartment for over 60's
- Allocated parking space
- Homeowners' lounge
- Mobility scooter charging
- 24-Hour emergency call system
- Landscaped gardens
- Secure camera entry system
- Fire detection equipment
- Guest suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 33 Humphrey Court, Stafford

2 | 2 | Asking price £269,500

### 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, 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.

### 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 Hall
Front door with letter box and spy hole opens into an expansive hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system with space for a washing machine and dryer.

### Living Room
Large rectangular shaped lounge with feature fireplace and inset electric fire. Central light fitting. TV point with Sky+ connectivity. Telephone point. Double glazed patio door opening inwards to Juliette balcony. A part glazed door opens to the kitchen.

### Kitchen
Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand and ample drawer units below. Integrated AEG oven and microwave. Four ringed Induction hob with black extractor hood above. Dishwasher. Sink unit with single drainer and mixer tap. Large double glazed window with with roller blind. Tiled floor.

### Master Bedroom
A large master bedroom with a walk in wardrobe and door to a large en-suite shower room. TV point. Two light fittings. Telephone point. Full length double glazed window with half opener.

### En-Suite
A modern fully tiled en-suite bathroom comprising; Bath with shower screen/unit and grab rails; Vanity unit with inset wash hand basin and mirror an shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

### Bedroom Two
This is a spacious second double bedroom, currently used as a craft room, has a central ceiling light fitting, TV point, Power points. Floor to ceiling window with half opener.

### 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.

### Allocated Parking Space
The property comes with an allocated parking space.

### 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, 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: £3,920.27 for financial year ending 30/09/2027.

### Lease Length
999 years from 1st June 2015

### Ground Rent
Ground rent: £495 per annum
Ground rent review: 1st June 2030

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















