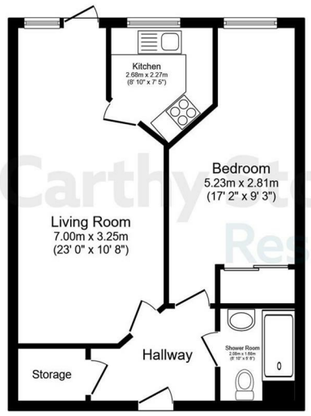
Excellent

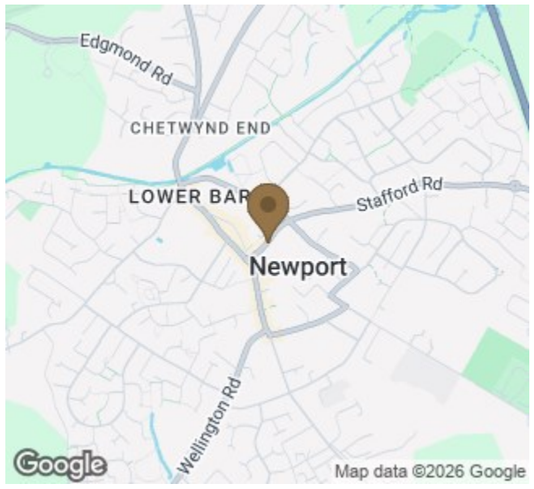
Trustpilot

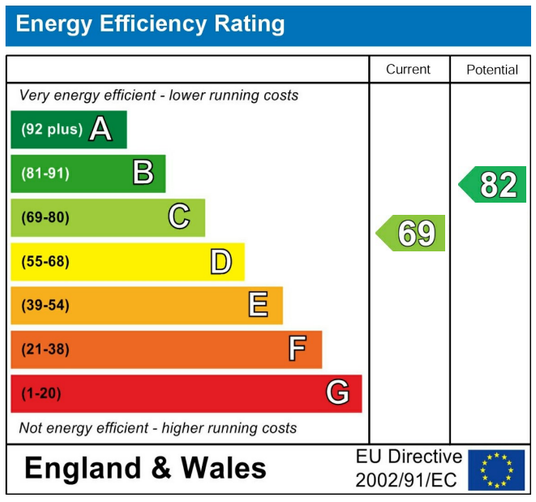
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Total floor area 50.9 sq.m. (548 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







16 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 16 Butter Cross Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

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

Why you'll love living here:

- Beautifully Presented One Bedroom Apartment
- Conveniently Located on the Ground Floor with Patio Area
- Homeowners' lounge
- A short Walk to local shops and amenities
- 24-Hour emergency call system in apartments and communal area
- Lift to all floors
- House Manager
- Guest suite & Laundry room
- Pet Friendly
- Please call McCarthy and Stone resales on 0345 5564104 to arrange an appointment to view

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Butter Cross Court, Newport

1 | 1 | Asking price £170,000

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 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 (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 Hallway
A solid wood front door with spy hole and letter box opens into the spacious and welcoming entrance hallway. Having a wall mounted emergency speech module. Ceiling light points. Power sockets. Doors to storage cupboard. All other doors lead to the living room, bedroom and the shower room.

Living Room
A delightful lounge with French door to a small private patio, providing plenty of natural light and giving a very pleasant outlook. Two ceiling light points and a range of power sockets. TV point with Sky+ connectivity. Telephone point. Door off to a separate kitchen.

Offering ample space for a lounge suite and a dining table and chairs.

Kitchen
With a modern range of wall and base units. Roll edge work surfaces with tiled splash back. Integrated fridge and freezer. Built in oven. Four ringed ceramic hob with chrome extractor hood., plumbing for a washing machine. Stainless steel sink unit sits beneath double glazed window. Power sockets. Tiled floor.

Bedroom
A generous double bedroom with double glazed window. Central ceiling light fitting. TV and telephone points, power sockets and mirror fronted built in wardrobes.

Shower Room
This fully tiled shower room, offered in immaculate condition, features a generous showering area. Wall mounted wash hand basin and WC. Heated towel rail, and a wall heater. Emergency pull cord. Tiled flooring.

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. 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
Lease: 125 years from the 1st June 2011
Ground rent: £425 per annum
Ground rent review: 1st June 2026

Parking details
The fee is £250 per annum with permits 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



