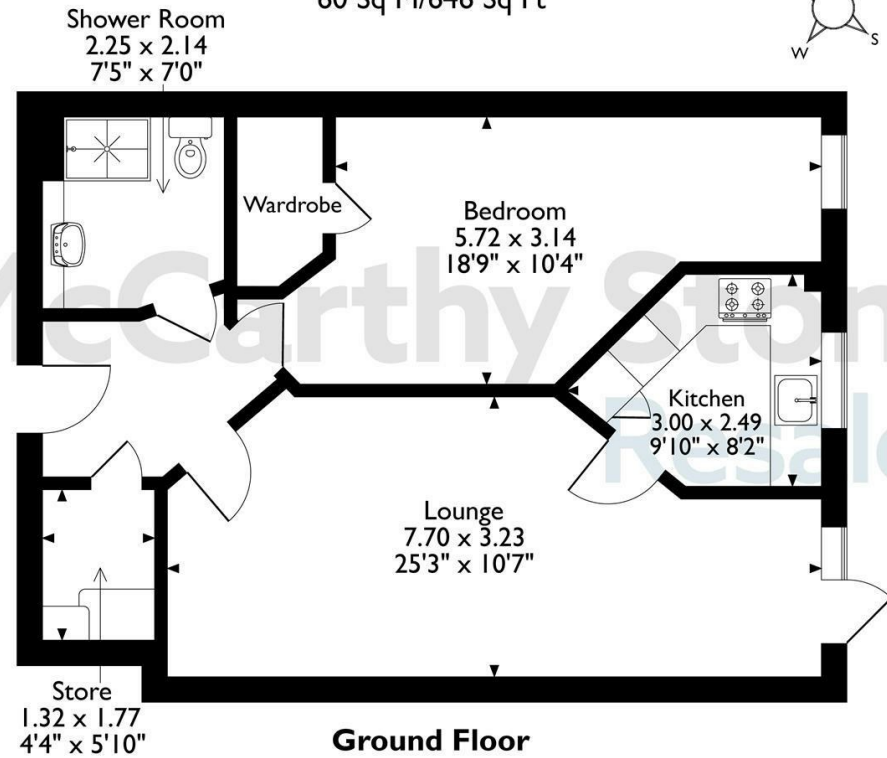


9 Deans Park Court, Kingsway, Stafford, Staffordshire
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

9 Deans Park Court
Kingsway, Stafford, ST16 1GD



Offers in the region of £210,000 Leasehold

A beautifully presented one-bedroom ground floor retirement apartment for over 70's, situated within our sought-after and prestigious Deans Park Court development. Designed as part of the exclusive Retirement Living Plus range, this superb home offers a perfect blend of comfort, convenience, and independent living, with the added reassurance of tailored on-site services.

The apartment is thoughtfully laid out to maximise both space and functionality with it's own allocated parking space. The generous double bedroom benefits from a spacious walk-in wardrobe, providing excellent hanging and shelving space. The bright and welcoming living area features a patio door that opens directly onto a patio area and the well-maintained communal gardens, creating an ideal spot to enjoy fresh air and a pleasant outdoor aspect.

Finished to a high standard throughout, the property offers modern fixtures and fittings alongside a practical layout, making it perfectly suited to contemporary retirement living. Deans Park Court is renowned for its quality facilities, attractive surroundings and strong sense of community, making this an exceptional opportunity for those seeking a secure and sociable lifestyle.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 reproduction is strictly prohibited.



Deans Park Court, Kingsway, Stafford, Staffordshire, ST16 1GD

Deans Park Court

Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample storage and a range of features to make daily living easier, including slip resistant bathroom flooring and raised sockets and ovens.

The Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system. The development has a homeowners' lounge which is 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 (fees apply and subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located close to Stafford town centre, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M6 motorway just over a mile from the development site, and the local train station also just around half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.

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 an entrance hallway. Having a door off to a useful storage cupboard which houses the hot water tank and the Ventaxia ventilation system and also providing storage space. The door entry and emergency response system are located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, bedroom and shower room.

Living Room

An oak-effect door with glazed panels opens from the hallway into a spacious and well-proportioned living room having ample space for dining. A further door provides direct access to a pleasant patio area which offers an ideal space for outdoor seating or entertaining.

The living room is fitted with two ceiling light points, telephone points and a dedicated television point with Sky/Sky+ capability, ensuring excellent connectivity for modern living. A range of conveniently positioned power sockets are also installed throughout the room. From here, a partially glazed internal door leads through to a separate, well-defined kitchen area, maintaining a practical yet distinct layout.

Kitchen

A contemporary, well-appointed fitted kitchen featuring an extensive range of sleek high-gloss base and wall-mounted units, offering ample storage and a clean, modern finish. A uPVC double-glazed window, electrically operated for ease of use, is positioned above a single-bowl sink with drainer and a stylish mixer tap, allowing for both practicality and natural light.

The kitchen is equipped with an integrated electric oven and a ceramic four-ring hob, complemented by a fitted extractor hood above to provide efficient ventilation. Additional built-in appliances include an integrated fridge/freezer ensuring a streamlined and cohesive look throughout.

Further benefits include a centrally positioned ceiling light fitting, illuminating the space effectively, and a durable tiled floor that is both practical and easy to maintain, completing this modern and functional kitchen environment.

Bedroom

A generously proportioned double bedroom offering a bright and airy atmosphere, enhanced by an impressive floor-to-ceiling window that allows an abundance of natural light to flood the space. The room provides ample floor area to comfortably accommodate a large bed along with additional bedroom furnishings.

A notable feature is the walk-in wardrobe, thoughtfully designed

1 bed | £210,000

with fitted hanging rails and shelving to provide excellent storage and organisation. There is also sufficient space within the bedroom for additional freestanding wardrobes or storage units, should further capacity be required.

The room is equipped with both TV and telephone points for convenience, along with an emergency response pull cord, offering added reassurance and practicality.

Shower room

A purpose-built wet room style shower room designed with both practicality and accessibility in mind, featuring slip-resistant flooring and fully tiled walls for ease of maintenance and a clean, contemporary finish. The suite comprises a spacious walk-in shower area, complete with a fitted curtain and strategically positioned grab rails to provide additional support and safety.

Further fittings include a low-level WC and a modern vanity unit with an inset wash basin, offering useful storage beneath, complemented by an illuminated mirror above for added convenience. The room also benefits from an emergency response pull cord, enhancing peace of mind, as well as a heated towel rail to ensure warmth and comfort.

Service Charge (breakdown)

- 1 Hours domestic assistance.
- Subsidised meals
- Free laundry use
- Cleaning of communal windows and all external apartment 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: £9,142.56 for the financial year ending 31/03/2027.

Lease Information

Lease Length: 999 years from 1st Jan 2019
Ground Rent: £435 per annum
Ground rent review date: Jan 2034

Parking

This apartment comes with it's own allocated parking space.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

