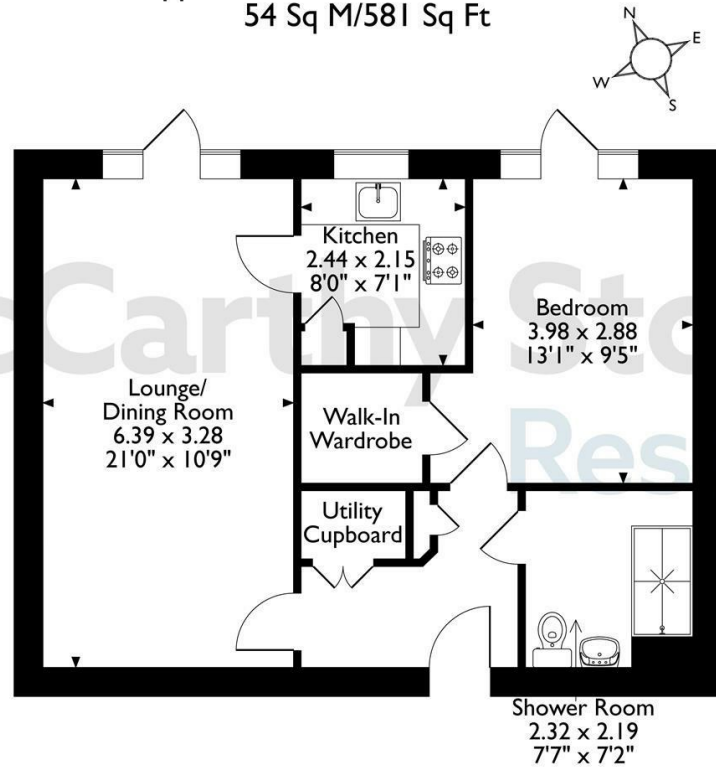
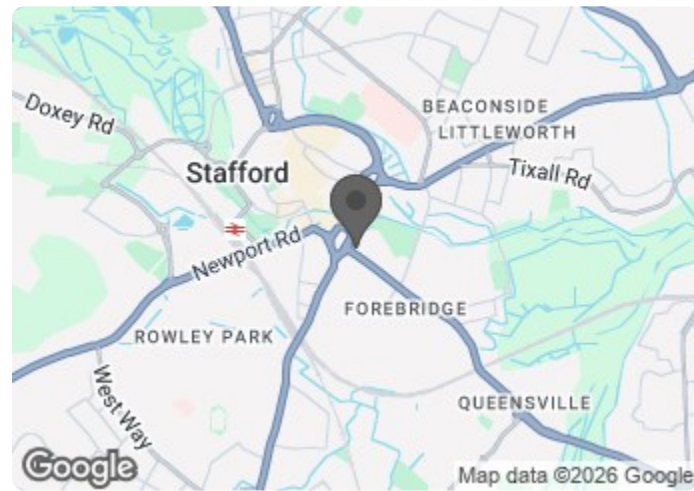


19 Humphrey Court, The Oval, Stafford, Staffordshire  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**19 Humphrey Court**  
The Oval, Stafford, ST17 4SD



**Asking price £188,000 Leasehold**

WELL-PRESENTED ONE BEDROOM, FIRST FLOOR RETIREMENT APARTMENT WITH PRIVATE BALCONY - FOR OVER 60s

McCarthy & Stone Resales are delighted to present this attractive and highly sought-after one bedroom retirement apartment, ideally located on the first floor.

A particularly standout feature of this property is its walk-out balcony - uniquely, the only one of its kind within the entire development. This rare addition can be accessed directly from both the living room and the bedroom, creating a seamless connection between indoor and outdoor living. It offers a private and inviting space, perfect for relaxing, unwinding, or enjoying a breath of fresh air at any time of day.

Viewing is Highly Recommended.

**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.



# Humphrey Court, The Oval, Stafford, ST17

## 4SD

### Humphrey Court

Humphrey Court is located just off the south side of Stafford town centre, in a residential area, close to other sought after apartments and houses. The largely pedestrianised town centre can be reached along the attractive riverside walkway. Supermarkets, medical surgeries, churches, cafes, restaurants and the cinema are merely a few minutes by foot or mobility scooter from Humphrey Court. Victoria Park is around half a mile away, with river, bowling green and a popular cafe. Stafford railway station is also easily accessible through the park. Shugborough Hall and Cannock Chase lie a few miles to the south of the town, and are perfect for a day out in the country.

Humphrey Court has been designed to take the hassle out of home ownership. Apartments have a laundry cupboard with washer/dryer, underfloor heating, Sky/Sky+ connection points in living rooms and most have a walk-in wardrobe. The House Manager is on site during working hours to ensure the complex runs smoothly. The service charge covers the cost of all external maintenance, gardening, external window cleaning, buildings insurance, water rates, security systems and heating, lighting and cleaning of the shared internal areas. This is completely transparent, and any large items of expenditure required are subject to tender. Visitor access to the building is controlled by the homeowners, each apartment has a 24-hour emergency call system, and there is CCTV outside, so you can feel safe and secure. The Homeowners' lounge provides space to meet friends and family, and is the setting for social events organised by homeowners, such as film nights, coffee mornings and birthday parties. Socialising with others is entirely optional, and Humphrey Court offers a way of living where you can retain your independence, yet not feel alone.

Visiting guests can book to stay in the Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must be at least 60 years old.

### 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 a welcoming

entrance 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, bedroom and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

### Living Room

The property boasts a generously proportioned, rectangular-shaped lounge, thoughtfully designed to maximise both comfort and functionality. The well-balanced layout provides ample space to accommodate a full lounge suite, along with a separate dining table and chairs, making it an ideal setting for both everyday living and entertaining guests.

The room is illuminated by two ceiling light fittings, ensuring a bright and welcoming atmosphere during the evening, while natural light is enhanced by a double-glazed door that opens directly onto a private walk-out balcony. This feature not only brings in plenty of daylight but also offers a ??? pleasant extension of the living space, perfect for relaxing outdoors.

For entertainment and connectivity, the lounge is equipped with a TV point with Sky+ capability, as well as a telephone point, allowing for convenient installation of media and communication services. A partially glazed internal door leads seamlessly into the kitchen, maintaining a sense of openness while still providing separation between the living and cooking areas.

### Kitchen

The apartment benefits from a well-appointed fitted kitchen, offering a practical and modern arrangement of wall and base units that provide excellent storage space. The units are complemented by roll-top style work surfaces with matching upstands, creating a cohesive and easy-to-maintain finish.

Integrated appliances include an electric oven, with a dedicated space above for a microwave, allowing for convenient and efficient use of cooking equipment. A four-ring electric hob is set into the work surface, positioned beneath a sleek chrome extractor hood.

The kitchen also features a stainless steel sink unit with a single drainer and mixer tap, ideally positioned beneath a large double-glazed window that allows plenty of natural light to fill the space while offering a pleasant outlook. The room is completed with a practical tiled floor, enhancing durability and making the kitchen easy to clean and maintain.

### Bedroom

The apartment features a well-proportioned and comfortable double bedroom, offering ample space for a full range of bedroom furniture while still maintaining a light and airy feel. A particular highlight is the walk-in wardrobe, providing excellent storage capacity and helping to keep the main living space neat and uncluttered.

The room is fitted with a central ceiling light and conveniences

## 1 bed | £188,000

include a TV point and telephone point, allowing for easy connectivity and entertainment options.

Natural light floods the room through a full-length double-glazed window, which includes a half-opening section for ventilation. In addition, a glazed door provides direct access to the private balcony, creating a pleasant connection to the outdoor space and enhancing the overall sense of openness and tranquillity.

### Shower Room

A fully tiled shower room, finished to a high standard and designed with both practicality and comfort in mind. A standout feature is the generously sized double shower enclosure, providing ample space for ease of movement and a more luxurious showering experience.

The room includes a contemporary wall-hung wash hand basin, creating a clean and modern look while also allowing for easy cleaning beneath. Above the basin is a fitted mirror, incorporating a convenient shaver point for everyday grooming needs. A WC with a concealed cistern adds to the sleek, streamlined appearance of the space.

Additional features include a heated towel rail, ensuring towels remain warm and dry while also contributing to the overall warmth of the room. For added safety and reassurance, an emergency pull cord is installed, providing immediate access to assistance if required.

### Lease Information

999 years from 1st June 2015  
Ground rent: £425 per annum  
Ground rent review: 1st June 2030

### 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.

The annual service charge is £2,498.56 for the financial year ending 30/09/2026.

### Additional Information & Services

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

### Parking

This apartment does not come with a parking space

