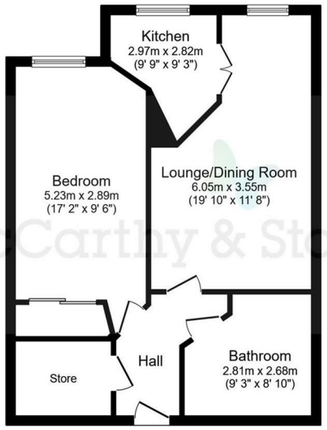
Excellent

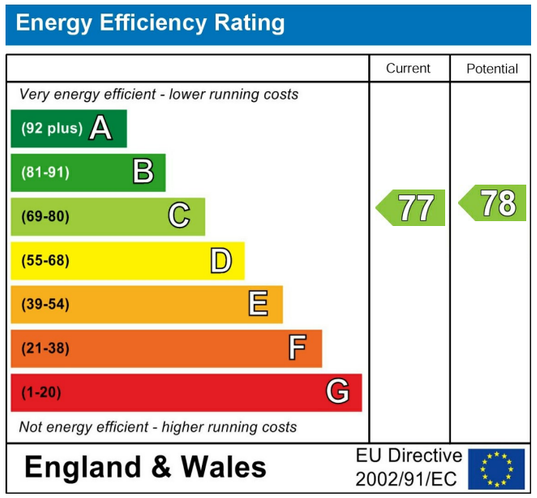
Trustpilot

McCarthy & Stone
Resales.



Total floor area 55.4 sq.m. (596 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

53 Talbot Court

Salop Street, Bridgnorth, WV16 5BR

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

Offers in the region of £105,000 Leasehold

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

Why you'll love living here:

- A one bedroom apartment, retirement living for over 70's
- Homeowners Lounge
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Estate Manager + 24-hour on-site staffing
- Guest suite & Laundry room
- Table service restaurant
- Lifts and Stairs o all floors
- Pet Friendly
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

53 Talbot Court, Bridgnorth

1 | 1 | Offers in the region of £105,000

Talbot Court
Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street where you will find lots of high street and independent shops.

Talbot Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates 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 hours 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 provided by a personal pendant with static call points in bathroom and main bedroom. 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 (usually for a fee of £25 per night - 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 table service restaurant with freshly cooked meals provided everyday.

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
The entrance door, fitted with a spyhole, opens into the hallway, where the 24-hour Apollo emergency response system is located. The hallway provides access to a walk-in storage/airing cupboard and is equipped with a smoke detector and a secure door entry system with intercom. Doors lead to the bedroom, living room, and bathroom.

Living room
The lounge provides a bright and comfortable living area, enhanced by a large UPVC double-glazed window that allows plenty of natural light to flood the room. The lounge offers ample space for both seating and dining furniture, creating a versatile and welcoming environment for relaxing or entertaining guests.

The room is equipped with television and telephone points, together with Sky/Sky+ connectivity (subscription fees may apply), ensuring excellent options for communication and entertainment. Two ceiling light points provide effective illumination, while conveniently positioned raised electric power sockets offer ease of use and accessibility. An attractive oak-effect door with glazed panels adds a stylish feature to the room and leads through to the adjoining kitchen.

Kitchen
This contemporary, fully fitted kitchen has been thoughtfully designed to maximise both style and functionality. Fitted with a range of modern wall and base units, the kitchen offers ample storage and workspace for everyday cooking and food preparation.

A stainless steel sink with a modern lever mixer tap is set within the worktop, while a double-glazed window provides natural light and ventilation, creating a bright and pleasant working environment. Integrated appliances include a fitted fridge/freezer, a built-in electric oven with convenient space above for a microwave, and a ceramic hob with an extractor hood positioned above to efficiently remove cooking odours and steam.

The kitchen benefits from tiled flooring combining practicality with a clean and modern finish. The well-planned layout and contemporary fittings make this an ideal space for both everyday use and entertaining.

Bedroom
A generously sized double bedroom offering a comfortable and relaxing retreat, with ample space for a double bed and additional bedroom furniture. The room benefits from a built-in wardrobe, providing excellent storage and helping to maximise the available floor space.

Natural light creates a bright and welcoming atmosphere, while ceiling lighting ensures the room is well illuminated throughout the day and evening. Convenient television and telephone points are provided, allowing for a range of entertainment and communication options. Raised electrical power sockets have been fitted to enhance accessibility and ease of use.

For added peace of mind, the bedroom is equipped with an emergency pull-cord system, providing direct access to assistance when required.

Bathroom
This spacious and well-appointed wet room has been designed with both comfort and accessibility in mind. The suite comprises a low-level bath, a level-access walk-in shower area for ease of use, a low-level WC, and a vanity unit incorporating a wash hand basin with useful storage beneath. A fitted mirror above the basin enhances the sense of space and practicality.

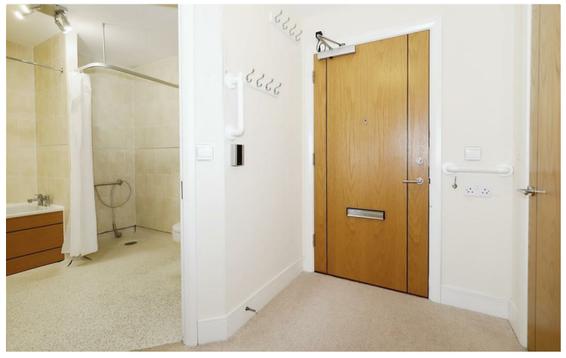
Additional features include a convenient shaver point, ideal for everyday grooming needs, and an emergency pull-cord system providing direct access to assistance for added reassurance. The room is finished with durable, slip-resistant flooring, helping to promote safety while maintaining a clean and modern appearance. The thoughtful layout and accessible design make this an attractive and functional bathing space.

Service Charge Details
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• 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 Estate Manager.

Annual Service charge: £10,477.35 for the financial year ending 30/09/2027.

Parking
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
Lease term 125 years from 1st June 2014
Ground rent : £435 per annum
Ground rent review: 1st June 2029

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