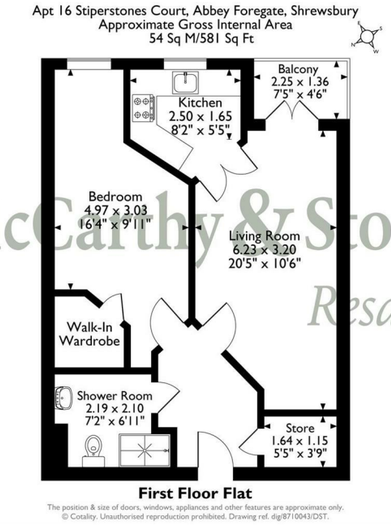
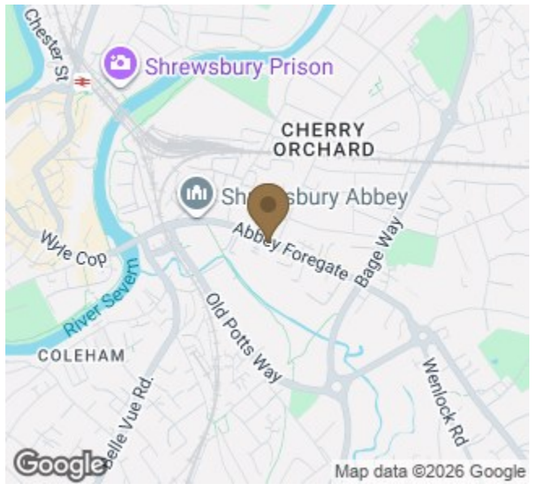
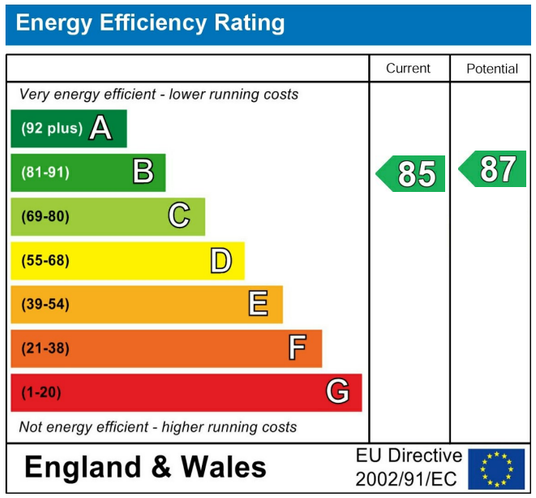
Excellent

Trustpilot

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Registered in England and Wales No. 10716544

The Property Ombudsman







16 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL

1 1 Council Tax Band: C

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

Asking price £220,000
Leasehold

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

Why you'll love living here:

- One bedroom first floor retirment apartment
- Walk out balcony
- Estates Manager + 24-hour on-site staffing
- Waitress Service Restaurant
- Personal care packages available from the onsite CQC registered care agency
- Homeowners' lounge
- Function room with computer + Guest suite
- Lift to all floors
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Full wheelchair access

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Stiperstones Court, Shrewsbury

1 | 1 | Asking price £220,000

Stiperstones Court
Stiperstones Court is one of McCarthy Stone's Retirement Living PLUS developments, designed to make later life as comfortable, convenient and worry-free as possible. Ideally located just over half a mile east of Shrewsbury town centre, the development enjoys an enviable position with a wide range of local amenities close at hand. As a historic medieval county town, Shrewsbury is rich in heritage, and Abbey Foregate sits at the heart of its history. One of the town's oldest roads and suburbs, Abbey Foregate dates back to the fifth and sixth centuries, adding to the character and appeal of this desirable location.

McCarthy Stone's Retirement Living PLUS range (formerly Assisted Living) offers homeowners the benefit of tailored support and additional care services. An experienced Estates Manager oversees the day-to-day running of the development and is available to assist with any queries. Included within the service charge is one hour of domestic assistance each week, with additional support available by prior arrangement. A range of flexible personal care packages can also be provided by the on-site CQC-registered care team to suit individual needs. For added peace of mind, the development benefits from 24-hour on-site staffing, a secure camera entry system and a 24-hour emergency call system, incorporating a personal pendant alarm and fixed call points in both the bedroom and bathroom.

A welcoming homeowners' lounge provides the perfect setting for socialising with friends, neighbours and family. For visitors travelling from further afield, an on-site guest suite is available to book (subject to availability and an additional nightly charge), complete with an en-suite shower room, television, and tea and coffee-making facilities. Residents can also enjoy the convenience of an on-site waitress-service restaurant, serving freshly prepared meals every day.

Please note that, in line with the development's requirements, residents must be aged 70 years or over.

Property Overview
This very well presented one-bedroom first floor apartment enjoys a South East facing aspect overlooking the communal gardens. A bright and spacious lounge with double french doors opens onto a walk out balcony, creating a light-filled and welcoming living space. The accommodation further comprises a modern fitted kitchen with integrated appliances, a generously sized double bedroom with a spacious walk-in wardrobe, a stylish wet room with a level-access shower, and a useful walk-in storage cupboard.
Conveniently located just a short distance from the communal lift, the apartment offers easy access to the homeowners' lounge and Stiperstones Court's excellent on-site facilities, including a restaurant and laundry room, providing comfort, convenience, and a warm vibrant community atmosphere.

Social Lifestyle
The Communal Lounge is at the heart of the community at Stiperstones Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, indoor Boccia bowls, sing-a-long, Whist, Knit & Natter, keep fit and arts and crafts and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Stiperstones Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Stiperstones Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Stiperstones Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Service Charge (RLP)
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,786.08 per annum (up to financial year end 1st 0ct 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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

Parking Permit Scheme-subject to availability
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.

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.

Lease Information
Ground rent £435 per annum
Ground rent review: 1st Dec 2029













