

## 40 Sanderson Court

Park Road, Stourbridge, DY9 0AP



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Asking price £375,000 Leasehold

An exceptional TWO BEDROOM McCarthy Stone retirement apartment for over 60's.

Situated on the SECOND FLOOR with LIFTS to all floors and offering lots of natural light.

The accommodation briefly comprising of a welcoming entrance hallway, spacious living room with space for dining. Two bedrooms, master bedroom having a WALK IN WARDROBE. BATHROOM ENSUITE and additional SHOWER ROOM. Modern fitted kitchen with INTEGRATED APPLIANCES. Under floor heating throughout.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

**Call us on 0345 556 4104 to find out more.**

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

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# Sanderson Court, Park Road, Hagley

## Sanderson Court

Sanderson Court, one of McCarthy & Stones Platinum Range, is a Retirement Living development specifically designed for those 60 years or above. There's a House Manager on hand during office hours to take control of the running of the development, as well as the added benefit of having modern security features. These include a 24-hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs for the homeowners' and other communal areas. Hagley lies at the foot of the Clent Hills, a stunning countryside haven in the heart of the busy Midlands. Hagley is a desirable market town and offers easy access to a number of local amenities and Sanderson Court is situated in an excellent position, just off the main road in Hagley. Sanderson Court, takes its name from the designer of the great Hagley Hall, Sanderson Miller. The hall is a wonder of 18th Century architecture and nestled amongst the partially wooded slopes. Hagley Park is one of our region's best kept secrets and in its day was considered amongst the greatest of all English landscape gardens For those who enjoy the outdoors, the Clent Hills, less than 3 miles away of footpaths, bridleways and easy access trails, presenting breathtaking panoramic views over the Cotswolds, Shropshire Hills and Welsh borders. It is a condition of purchase that residents must meet the age requirement of 60 years or of age 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 that can assist with service charges or living costs.

- 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 leads to a very welcoming hallway. Having the door entry system and emergency intercom. A doorway off the hall leads to a large walk in storage cupboard which houses the boiler and doubles as a utility room with shelving and plumbing for a washing machine. Further doors lead to the Shower Room, Living Room and both Bedrooms.

## Living Room

A spacious living room having two ceiling light fittings. TV (with sky connection capabilities) and telephone points. Power points. Door off to the separate kitchen.

## Kitchen

Modern kitchen fitted with a range of wall and base units. Under unit spot lighting. Integrated fridge/freezer. Built in electric oven with matching microwave above. Stainless steel sink unit with drainer and mixer tap sits beneath double glazed window. Four ringed hob with chrome splash back and matching extractor hood above.

## Master Bedroom

Double bedroom with a pleasant outlook. Door off to walk in wardrobe with rails and shelving. Further door off to a en-suite bathroom. Central ceiling light fitting. TV and telephone points. Power points.

## Bedroom Two

Second double bedroom with feature floor to ceiling windows. Offering a variety of uses. Central ceiling light fitting. TV and telephone points. Power points.

## En Suite

A luxury fully tiled en-suite bathroom with modern suite comprising; panelled bath with grab rail and shower over ; WC; Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Emergency pull cord.

# 2 bed | £375,000

## Shower Room

A luxury fully tiled shower room with modern suite comprising; walk in shower unit with grab rails; WC; Wall mounted wash hand basin and wall mounted wall unit. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Emergency pull-cord.

## 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 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.

Service charge: £3877.10 for financial year ending 30/09/2026.

## Lease Information

125 years from the 1st June 2015

Ground rent: £495 per annum

Ground rent review: 1st June 2030

## 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.

## Additional Information & Services

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