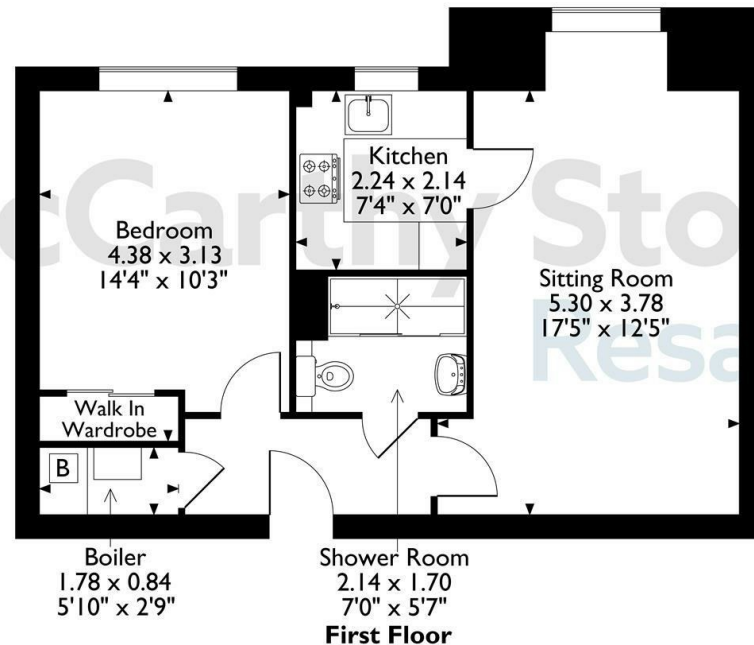
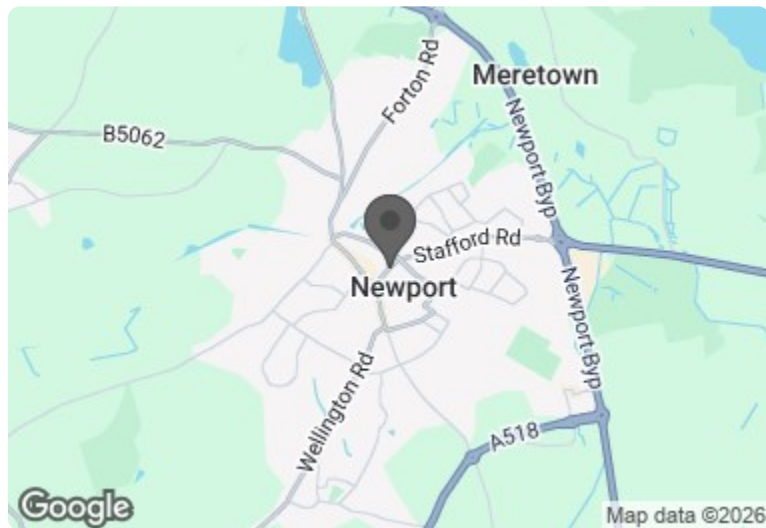


19 Butter Cross Court, Stafford Street, Newport  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649121/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</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 Butter Cross Court

Stafford Street, Newport, TF10 7UD

PRICE REDUCED



PRICE REDUCTION

## Offers in the region of £165,000 Leasehold

A WELL PRESENTED, ONE DOUBLE BEDROOM 1ST FLOOR APARTMENT IDEALLY LOCATED CLOSE TO THE WAITROSE SHOPPERS DOOR. WEST FACING POSITION WITH VIEWS OVER THE DEVELOPMENT COURTYARD

Situated in a quiet private location with the benefit of RECENTLY REFITTED CARPETS throughout

Part of McCarthy & Stone's retirement living range of apartments for over 60's.

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Butter Cross Court, Stafford Street,

# 1 Bed | £165,000

PRICE  
REDUCED

## Butter Cross Court

Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and walk in wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise 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). It is a condition of purchase that residents must meet the age requirement of 60 years 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.

## Local Area

Butter Cross Court is location within a short walk to Newport High Street which offers a wide range of shops, banks, cafe's and restaurants as well as three supermarkets including Waitrose. There is a wide range of amenities available within the town including library and leisure facilities and there are bus services close at hand providing links to the larger towns of Telford, Stafford and Shrewsbury, with their mainline rail stations and wider range of shops and amenities.

## Entrance Hallway

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Ceiling light fitting. Power sockets. Door to good size walk in storage cupboard. All other doors lead to the living room, bedroom, and shower room.

## Living Room

Good size bright lounge with large bay window and west facing aspect two ceiling light points and a range of power sockets. TV point with Sky+ connectivity. Telephone point. Door off to a separate kitchen.

## Kitchen

Recently refitted kitchen with a range of wall and base units. Roll edge work surfaces with tiled splash back. Fridge and freezer, integrated washer and dryer. Built in oven. Four ringed ceramic hob with chrome extractor hood. A double glazed window is positioned above the stainless steel sink and drainer unit. Power sockets. Tiled floor.

## Bedroom

Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets. Built in wardrobe with sliding mirrored doors.

## Shower Room

A fully tiled shower room with triple width shower cubicle. WC. Vanity unit with inset wash hand basin with lever taps. Fitted mirror and light with shaver point. Newly installed wall heater. Heated towel rail. Emergency pull-cord. Tiled Floor

## Service Charge Information

- 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 House Manager.

Annual Service charge: £2,867.81 for financial year ending 31/03/2027.

## Lease Information

Ground rent annual fee - £425  
Ground rent review: 1st June 2026  
Lease term 125 years from the 1st June 2011

## 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

