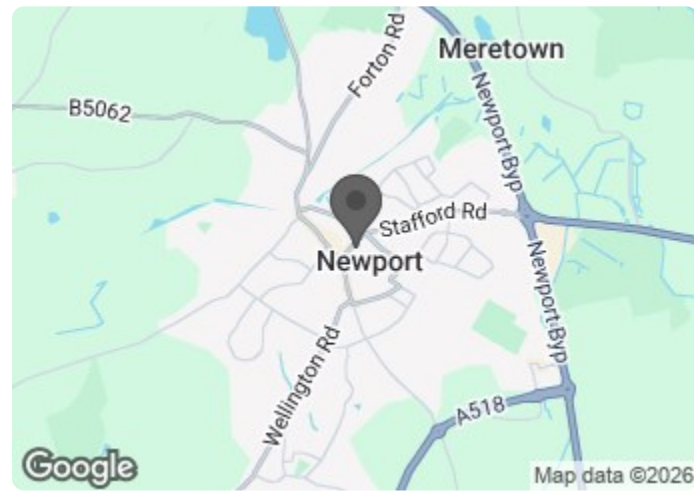


Total floor area 103.2 sq.m. (1,111 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



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

## 42 Butter Cross Court

Stafford Street, Newport, TF10 7UD



## Asking price £225,000 Leasehold

An exceptionally spacious and rarely available two double bedroom apartment, forming part of our highly regarded over-60s development. Extending to approximately 1,110 sq. ft. it is one of the largest apartments within the building, offering generous and versatile accommodation that is seldom found in comparable properties.

Having a welcoming L-shaped entrance hallway, which sets the tone for the overall sense of space throughout. The impressive lounge diner is a standout room being highly flexible in layout, comfortably accommodating both seating and dining areas.

The fitted kitchen is well-appointed with a range of integrated appliances and offers both practicality and style, with ample storage and worktop space.

There are two genuine double bedrooms, both of excellent size. The principal bedroom benefits from the added luxury of an ensuite shower room a rare feature within the development, with only a small number of apartments enjoying this feature, while a separate bathroom, fitted with a bath and shower over, serves the second bedroom and guests.

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

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

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# Stafford Street, Newport

The development itself offers a welcoming and secure environment for the over-60s, with well-maintained communal areas and gardens, as well as a residents' lounge, creating a strong sense of community alongside independent living.

Overall, the apartment represents a unique opportunity to acquire one of the largest and well configured apartments within the development.

## Summary

Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and built in wardrobes in the master 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.



## Entrance Hallway

The solid wood front door, complete with spy hole and integrated letterbox, opens into a notably spacious and welcoming entrance hallway, immediately setting the tone for the generous proportions found throughout the apartment. This central hallway provides access to all principal rooms and offers a practical and well-designed layout.

There is a wall-mounted emergency speech module for added peace of mind, along with ceiling light points and conveniently positioned power sockets. The hallway also benefits from useful built-in storage, including a dedicated storage cupboard and a separate airing cupboard. From here, doors lead through to the impressive living room, both well-proportioned double bedrooms, and the bathroom.

## Living Room

The living room is a bright and inviting space, offering generously proportioned accommodation that comfortably accommodates both seating and dining areas. Its versatile layout allows for flexible furniture arrangements, making it ideal for relaxing, entertaining, or enjoying meals with family and friends.

The room is well-lit with two ceiling light points, and a range of conveniently placed power sockets ensure modern living needs are easily met. A TV point with Sky+ connectivity (subscription fees may apply) is provided, along with a telephone point, offering both entertainment and communication options. The living room also benefits from a door leading to the separate fitted kitchen, creating a smooth flow between the main living spaces while maintaining a distinct kitchen area.

## Kitchen

The kitchen is thoughtfully designed and fitted with a contemporary range of wall and base units, providing ample storage for cookware, utensils, and everyday essentials. The roll-edge work surfaces offer plenty of preparation space and are complemented by a stylish tiled splashback, combining both practicality and visual appeal.

Appliances are integrated seamlessly, including a fridge and freezer, a built-in oven, and a four-ring ceramic hob complete with a sleek chrome extractor hood, providing an efficient and modern cooking environment. A stainless steel sink unit is set into the worktop, offering both convenience and durability. The kitchen also benefits from multiple power sockets, making it easy to accommodate additional appliances, while a fully tiled floor enhances the clean, contemporary finish and ensures easy maintenance.

## Bedroom One

The principal bedroom is a generously sized double room, offering ample room for a variety of furniture layouts. A particular highlight of this room is the ensuite shower room, a rare feature within the development, providing a private and convenient facility for the occupant.



# 2 bed | £225,000

The room benefits from well-placed power sockets, ceiling light points, and a window allowing natural light to fill the space, creating a welcoming and airy atmosphere. With careful attention to both comfort and functionality, this bedroom exemplifies the thoughtful design found throughout the apartment.

## Ensuite

The fully tiled ensuite shower room is both practical and well finished, providing a private and convenient facility directly from the principal bedroom. Having a generous shower cubicle. A contemporary wash hand basin and WC are thoughtfully positioned, while a heated towel rail adds a touch of luxury and ensures towels are kept warm and dry.

For added comfort, a wall-mounted heater maintains a pleasant temperature, and an emergency pull cord is installed for peace of mind, reflecting the apartment's attention to safety and suitability for over-60s living. The combination of style, functionality, and safety makes this ensuite both a practical and appealing space.

## Bedroom Two

The second double bedroom can alternatively be used as a second reception room, office or hobby room. Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

## Bathroom

A bathroom is conveniently located off the hallway and features a paneled bath with an overhead shower and handrail, offering both safety and versatility for bathing or showering.

## 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,301.71 for financial year ending 31/03/27.

## Car 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.

## Lease Information

125 years from the 1st June 2011  
Ground rent: £495 per annum  
Ground rent review: 1st June 2026

## Additional Information & Services

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

