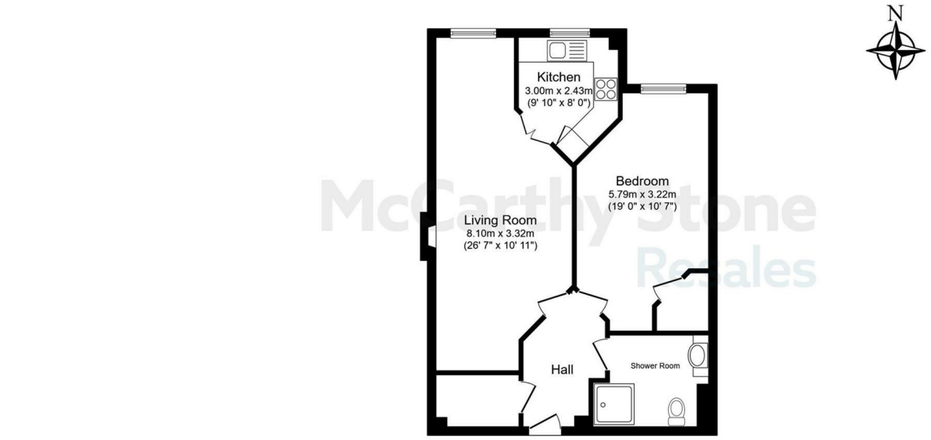
Excellent

Trustpilot

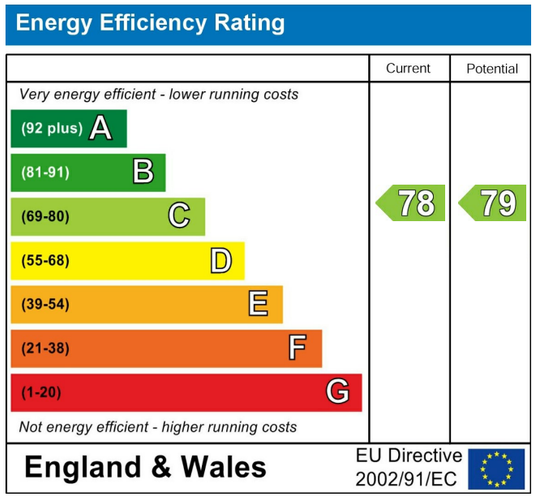
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Total floor area 59.9 sq.m. (645 sq.ft.) approx

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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







21 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 21 Talbot Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £120,000 Leasehold

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

Why you'll love living here:

- Retirement Living Plus for Over 70's
- First floor apartment with garden views
- Spacious living/dining room
- Modern kitchen with integrated appliances
- Double bedroom with walk-in wardrobe
- Wet room-style shower room
- On-site restaurant serving fresh meals daily
- One hour of domestic assistance included
- House Manager and 24-hour emergency call system
- Conveniently located close to Bridgnorth High Street

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Talbot Court, Bridgnorth

1 | 1 | Offers in the region of £120,000

Development Overview
Located in rural Shropshire, in 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 our Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship
(please speak to the Property Consultant for further details and a breakdown of charges).
For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.
Talbot Court has a homeowners' lounge which provides 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 (fees apply and subject to availability). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

Apartment Overview
A spacious and well presented one-bedroom retirement apartment, situated on the first floor of Talbot Court, McCarthy Stone's prestigious Retirement Living Plus development, designed exclusively for the over 70s. Offering a perfect balance of independence, convenience and peace of mind, this attractive apartment enjoys pleasant views over the beautifully maintained communal gardens.

The apartment has been recently redecorated with upgraded light fittings and ivie Bud, which is the latest in-home display that connects with your smart meter and shows exactly how much energy you're using in real time.

The well-proportioned accommodation includes a bright and welcoming living/dining room, providing ample space for both relaxing and entertaining. The modern fitted kitchen features a range of integrated appliances and contemporary units, while the generous double bedroom benefits from a walk-in wardrobe, offering excellent storage. Completing the accommodation is a wet room-style shower room and a large walk-in storage cupboard, ideal for everyday practicality.

Talbot Court occupies a convenient position in the picturesque market town of Bridgnorth, less than half a mile from the vibrant High Street, where an excellent selection of independent boutiques, cafés, restaurants and everyday amenities can be found. Residents enjoy access to an outstanding range of on-site facilities, including a welcoming homeowners' lounge with a programme of social events, a table-service restaurant serving freshly prepared meals daily, one hour of domestic assistance each week, a guest suite for visiting family and friends, lifts to all floors, a dedicated Estates Manager and a 24-hour emergency call system.

This superb apartment offers an ideal opportunity to enjoy an active and fulfilling retirement lifestyle within a friendly and supportive community.

Social Lifestyle
The Communal Lounge is at the heart of the community at Talbot Court and is where the majority of social gatherings take place. 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.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Talbot 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.

Care & Support
The personal care services available at Talbot 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.

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.

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

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

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.

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

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

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.













