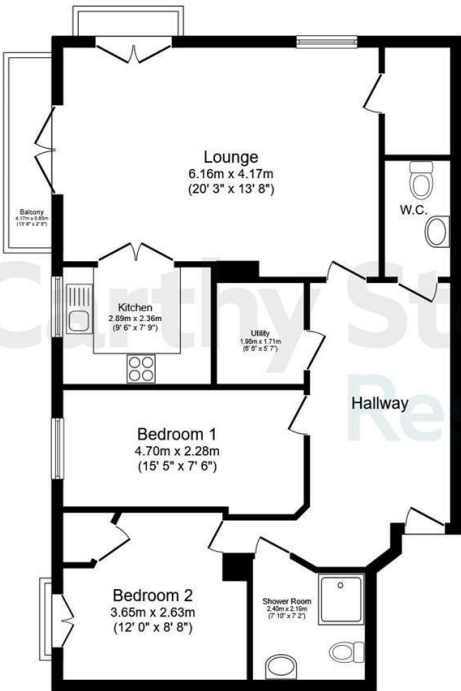


28 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL



Total floor area 88.1 sq.m. (949 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: D



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

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Asking price £350,000 Leasehold

Nestled in the charming STIPERSTONES COURT, Abbey Foregate, Shrewsbury, this BRIGHT SPACIOUS DUAL ASPECT TWO BEDROOM,BALCONY retirement apartment offers a perfect blend of comfort and convenience and space. The property is situated in a vibrant neighbourhood, known for its rich history and picturesque surroundings, making it an ideal choice for those seeking a tranquil yet accessible lifestyle.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. Natural light floods through the windows, creating a bright and airy feel throughout the apartment. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. This very well presented property is easily accessed by both lift and stairs, in a quite location at the end of the corridor.

Call us on 0345 556 4104 to find out more.

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Abbey Foregate, Shrewsbury

Stiperstones Court

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. Just over half a mile east of Shrewsbury town centre, the beautiful Retirement Living PLUS (formally Assisted Living) development is ideally situated with everything you'll need on your doorstep. Designed exclusively with the over 70's in mind, our Retirement Living PLUS development will allow you to carry on living independently in a home you own, with the help of on-site flexible care packages and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips.

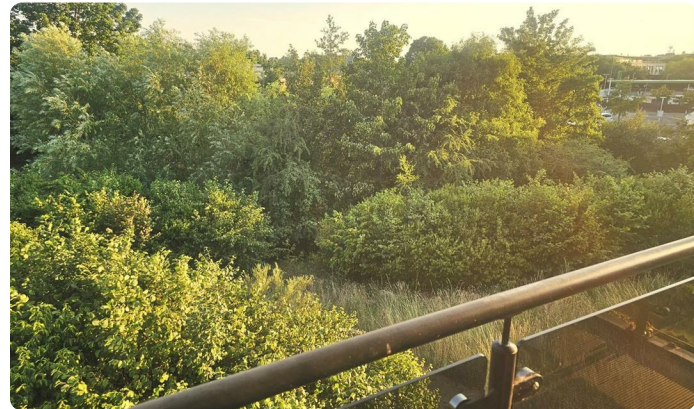
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Entrance Hall

Front door with spy hole leads to this large spacious entrance hall. From the hallway there are doors leading to the living room, bedrooms, shower room, utility and w/c cloakroom, the 24-hour emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are also situated here and wall mounted thermostat

Living Room

This large bright spacious double aspect living room is complemented by fully double glazed French doors leading to a true walk out balcony that will accommodate a breakfast table and chairs to take in the views of the local area, there are also second set of fully glazed french doors to a Juliette balcony making the room bright and airy and with ample space for a small dining table and chairs. To the rear of the lounge there is also a sizable walk-in cupboard that provides flexible space for further storage and possibly a small office. With telephone point. TV point (with Sky/Sky+ capabilities) and raised power sockets. Oak effect part glazed double doors lead into a separate kitchen.



Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. With a fridge freezer and electric oven and a ceramic four ringed hob with extractor hood above. Central ceiling light fitting. Tiled floor.

Bedroom 1

Spacious double bedroom. Ceiling lights, curtains, TV and phone point. Double glazed window. Emergency response pull cord.

Bedroom 2

Double bedroom with a walk-in wardrobe housing hanging rails and shelving. TV and telephone point. With fully glazed double french doors leading to a Juliette balcony. Emergency response pull cord.

Shower Room (wet room)

Purpose built wet room with non slip flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails; WC, wash basin vanity unit with wash basin and illuminated mirror above. Additional matching cupboards below. Emergency pull cord. Heated towel rail.

W/C cloakroom

Comprising WC with wash hand basin. Fitted mirror. Ceiling light.

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
- 24 hour on site staffing
- Buildings insurance
- 1 hour domestic assistance per week

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, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas,



2 Bed | £350,000

exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £14,191.68 for financial year ending 30/09/2026.

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

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

Lease: 250 years from 01/12/2014
Ground rent: £510 per annum
Ground rent review: 01/12/2029

Moving Made Easy & Additional Information

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 check our web page additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric underfloor room heating throughout with thermostatic controls
- Mains drainage

Utility Cupboard

This walk-in utility cupboard provides easy access to the boiler and provides additional storage space

