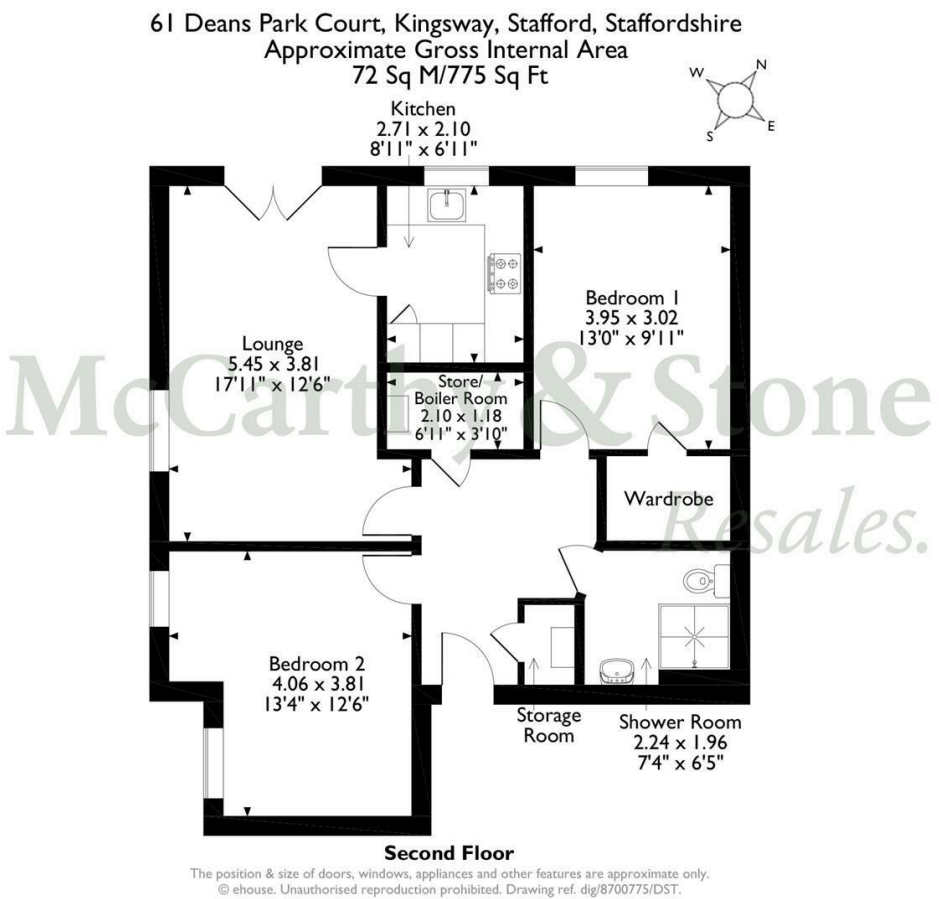
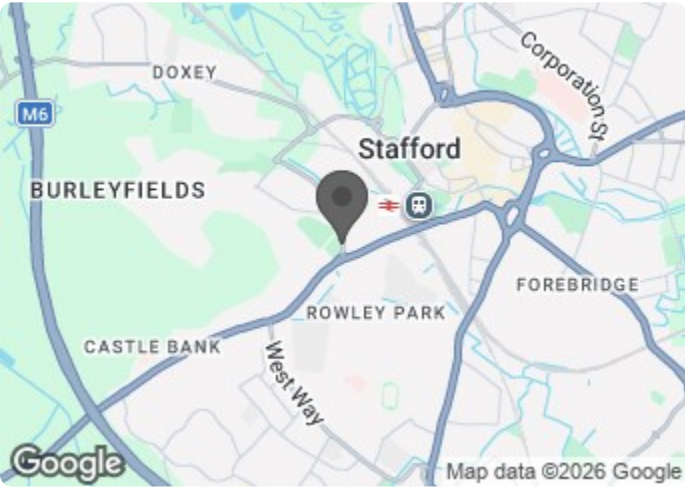




61 Deans Park Court
Kingsway, Stafford, ST16 1GD



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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Offers in the region of £265,000 Leasehold

This beautifully presented two-bedroom apartment must be viewed internally to fully appreciate the standard of finish, spacious accommodation, and comfortable lifestyle it offers. Each room has been redecorated and there are new carpets throughout. Purpose-built for modern retirement living, the apartment forms part of an exclusive Retirement Living Plus development for the over 70s, providing the perfect balance of independent living, security, and a friendly community atmosphere.

The well-planned accommodation features a bright and spacious living/dining room with access to an attractive Juliette balcony, allowing an abundance of natural light to fill the space. The contemporary fitted kitchen is equipped with integrated appliances, while the apartment also offers two generously sized bedrooms. The principal bedroom benefits from a walk-in wardrobe, providing excellent storage. A modern shower room and additional storage cupboards further enhance the practicality of the home. An allocated parking space is also included, offering added convenience.

Ideally positioned, the development is within easy reach of a variety of local amenities, including shops, cafés, healthcare services, and excellent transport links, ensuring everyday essentials and wider travel are both easily accessible.

This exceptional apartment presents an outstanding opportunity to enjoy stylish, secure, and low-maintenance retirement living within a highly sought-after development.

Call us on 0345 556 4104 to find out more.

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

Deans Park Court, Kingsway, Stafford

Deans Park Court

Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample storage and a range of features to make daily living easier, including slip resistant bathroom flooring and raised sockets and ovens.

The Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system. The development has a homeowners' lounge which is 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 (usually for a fee of £30 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located close to Stafford town centre, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M6 motorway just over a mile from the development site, and the local train station also just around half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.

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.

Entrance Hall

Front door with spy hole leads to a welcoming entrance hall. Having a doorway off to two storage cupboards, one of which houses the hot water tank and the Ventaxia ventilation system and also providing storage space. The door entry and emergency response system are also located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, both bedrooms and shower room.

Living Room

An oak-effect glazed door from the entrance hallway opens into a spacious dual-aspect living room, offering excellent versatility with ample room for both comfortable seating and a dining area. The room is well equipped with two ceiling light fittings, TV and telephone points with Sky/Sky+ capability, and a range of conveniently positioned power sockets. A partially glazed door leads through to the separate fitted kitchen, while French doors open onto a charming Juliette balcony, allowing natural light to flood the room and providing pleasant views.

Kitchen

The apartment features a modern and stylish fitted kitchen, beautifully appointed with a comprehensive range of contemporary high-gloss wall and base units providing excellent storage and workspace. A UPVC double glazed window positioned above the sink allows for plenty of natural light, enhancing the bright and airy feel of the room. The kitchen is fitted with a stainless steel sink unit incorporating a drainer and modern mixer tap, complemented by attractive work surfaces and splashbacks.

Integrated appliances include an electric oven, ceramic four-ring hob with extractor hood above, as well as an integrated fridge, freezer. Additional features include a central ceiling light fitting, tiled flooring for practicality and ease of maintenance, and ample preparation space, making this kitchen both functional and visually appealing.



2 bed | £265,000

Main Bedroom

A spacious double bedroom, flooded with natural light from two floor-to-ceiling double glazed windows, creating a bright and airy feel. The room provides plenty of space for a variety of bedroom furniture and is complemented by a generous walk-in wardrobe fitted with hanging rails and shelving, offering excellent storage. Further benefits include TV and telephone points for added convenience, together with an emergency response pull cord, providing reassurance and enhanced peace of mind.

Bedroom Two

A second bedroom having TV and telephone point. Emergency response pull cord. Offering a variety of uses and could be used as a guest bedroom, separate dining room, hobby room, or home office/study if desired.

Shower Room

Purpose built wet room style shower room with slip resistant flooring, tiled walls and fitted suite comprising; showering area, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Service Charge Details

Service Charge (Breakdown) -

- 1 Hours domestic assistance.
- Subsidised meals
- Free laundry use
- Cleaning of communal windows and all external apartment 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 Estate Manager.

Annual Service charge: £12,244.66 for the financial year ending 31/03/27.

Lease Information

Lease: 999 years from 1st Jan 2019

Ground rent: £510 per annum

Ground rent review date: 1st Jan 2034

Car Parking

This apartment benefits from it's own allocated parking space.

Additional Information & Services

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

