



50 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

1 bedroom retirement apartment—£165,000 Leasehold

50 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

Coopergreenpooks.co.uk

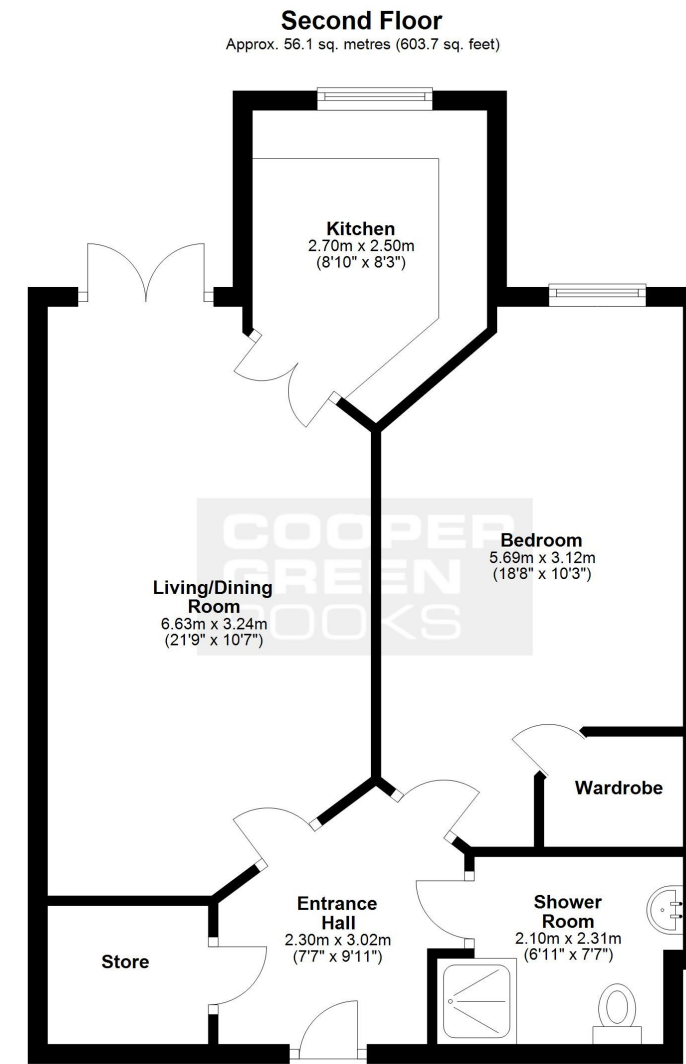
£165,000 Leasehold—1 bedroom retirement apartment

sales@cgpooks.co.uk

A well designed and spacious one bedroom second floor retirement apartment, with Juliette balcony and views over beautiful communal gardens. This apartment is located within a very well designed 'McCarthy and Stone' Living Plus development and is ideally situated close to a wide range of amenities, as well as Shrewsbury town centre which is less than half a mile away.

KEY FEATURES

- Fantastic Assisted Living development, which has been designed exclusively with the over 70's in mind, allowing you to carry on living independently with on-site care and a superb range of facilities
- Stylish and spacious communal areas - including residents lounge and table service restaurant
- Wheelchair and scooter accessibility, as well as lift access to all floors
- Video entry system for use with standard TV
- Well equipped residents laundry
- Private entrance hall with large walk-in store
- Good sized living/dining room with glazed double doors opening to a Juliette balcony which overlooks the landscaped grounds
- Impressive separate kitchen with integrated appliances
- Double bedroom with walk-in wardrobe
- Spacious wet room with shower area
- Very attractive communal gardens along with a fantastic raised sun terrace
- Resident and guest car park with spaces available to lease if required



Total area: approx. 56.1 sq. metres (603.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

50 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

Coopergreenpooks.co.uk

£165,000 Leasehold—1 bedroom retirement apartment

sales@cgpooks.co.uk

STIPERSTONES COURT

Stiperstones Court is one of McCarthy & Stone Retirement Living PLUS developments and is all about making life easier. With an enviable location just over half a mile east of Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. The Living PLUS range (formally assisted living) is facilitated to provide its homeowners with extra care, as and when required.

An Estate's 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 onsite by CQC registered Estate Manager and Care and Support Team. For you reassurance the development has 24-hour on-site staffing, secure camera entry systems and 24-hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowner's 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 £25 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 the residents must meet the age of retirement of 70 years or over.

SERVICE CHARGE BREAKDOWN

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates of 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.

Service charge ; £7941.28 per annum (up to financial year end 30/09/2023)

PARKING PERMIT SCHEME

Parking is by allocated space 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 Estate Manager on site for availability.

GROUND RENT AND LEASE DETAILS

Ground rent £435 per annum

Ground rent review date; December 2029

Lease 250 years from 1 December 2014





50 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

Coopergreenpooks.co.uk

£165,000 Leasehold—1 bedroom retirement apartment

sales@cgpooks.co.uk



Tenure	Leasehold
Service charge	£8956.56 per annum (up to financial year end 30/09/2024)
Local Authority	Shropshire Council
Council Tax	Band C
EPC	Band B
Services	Mains water, electricity and drainage are connected



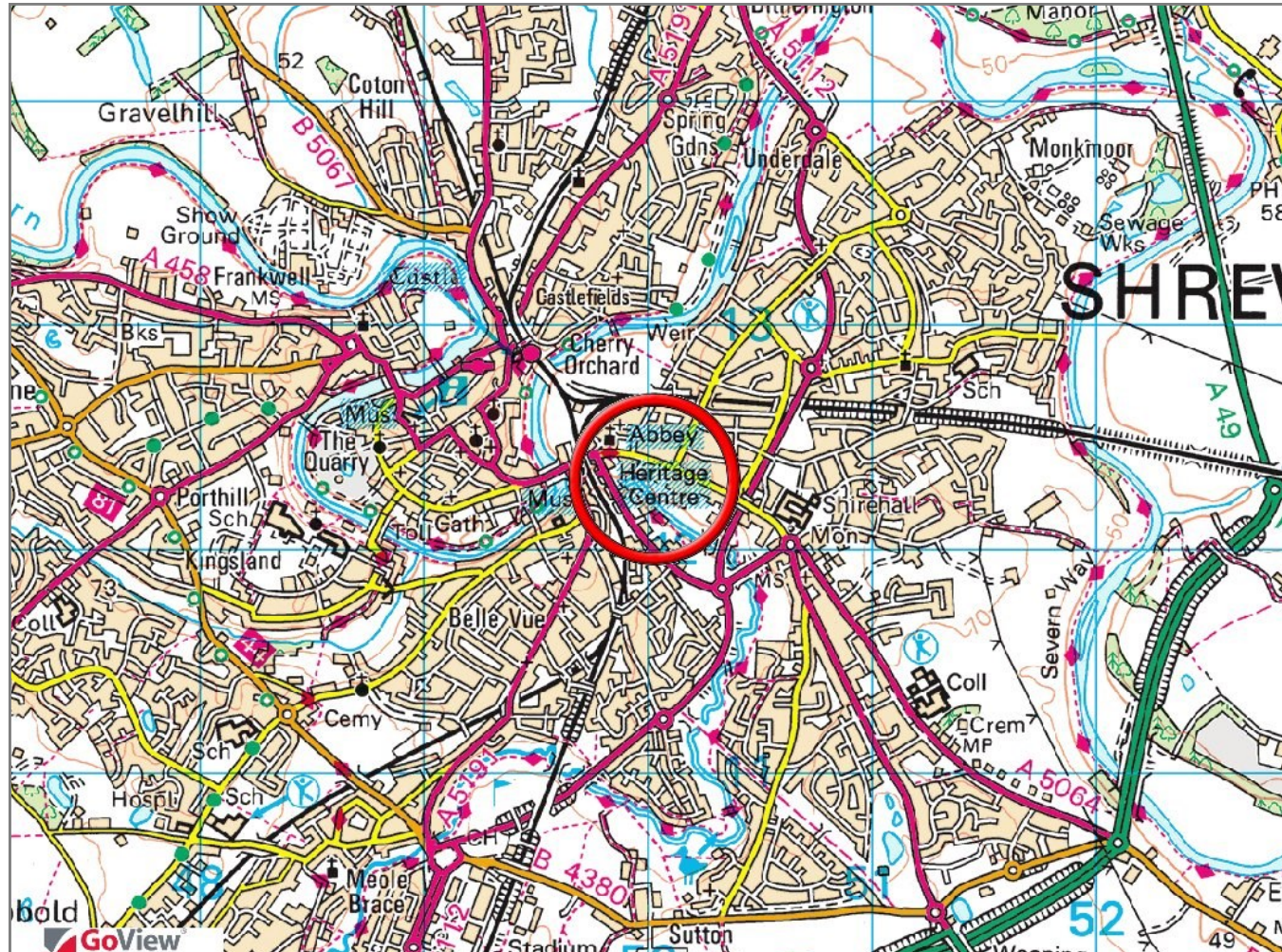
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

50 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

Coopergreenpooks.co.uk

£165,000 Leasehold—1 bedroom retirement apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.