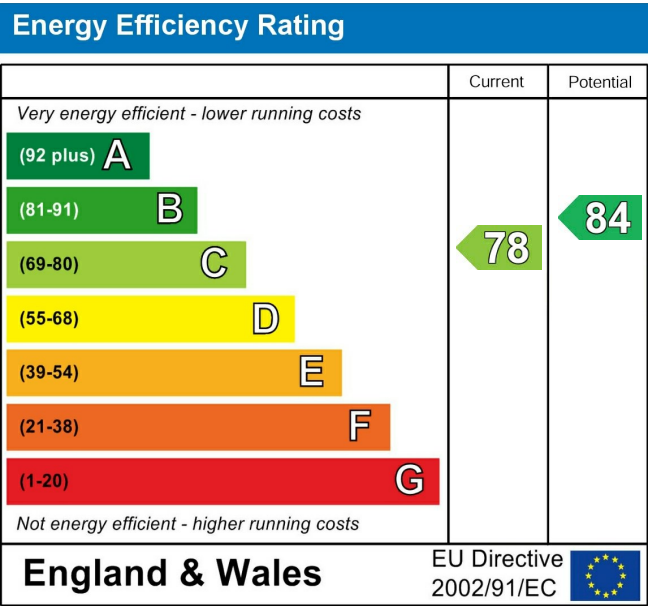
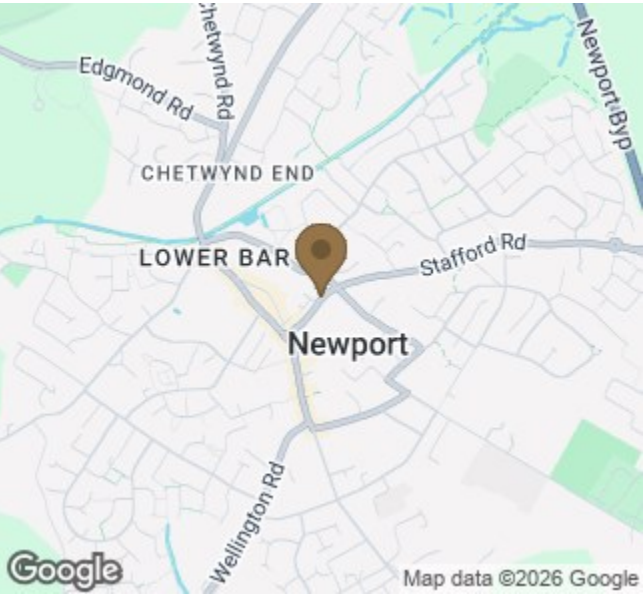
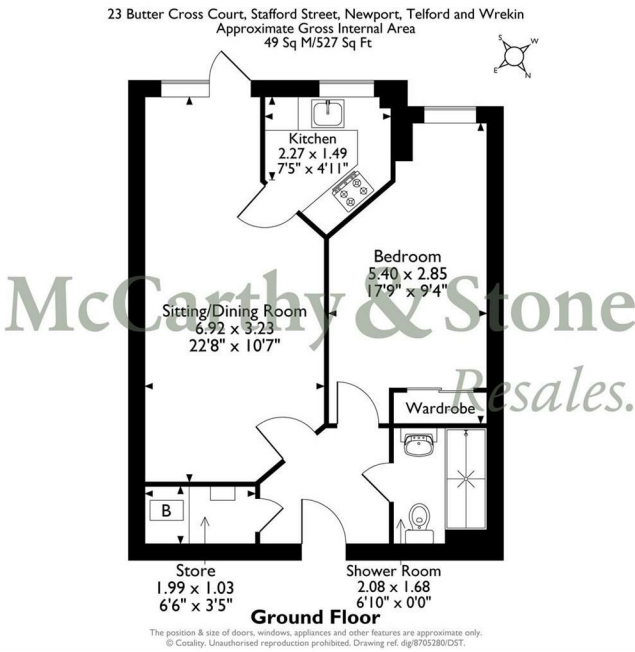




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Registered in England and Wales No. 10716544



23 Butter Cross Court

Stafford Street, Newport, TF10 7UD

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 23 Butter Cross Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

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Why you'll love living here:

- Delightful Retirement Apartment for over 60's
- Ground Floor with One Bedroom
- Double Glazed Door to a Patio Area
- Fitted Kitchen with Appliances
- Well Located for Amenities and Transport Links
- Homeowners Lounge
- Guest suite & Laundry room
- Lift to all floors + Mobility scooter charging point
- House Manager During Office Hours
- 24-Hour emergency call system in apartments and communal area

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Butter Cross Court, Newport

 1 |  1 | Asking price £170,000

Butter Cross Court

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 (fees payable and subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Apartment Overview

The well planned accommodation comprises of a spacious entrance hallway with useful storage, leading to a bright and generously sized living room. Double-glazed patio doors allow plenty of natural light into the room and provide direct access to the patio area, offering a pleasant outdoor space to sit, relax and enjoy the surroundings. The easy access from the living room is particularly convenient and provides an attractive extension to the living space.

The separate modern fitted kitchen offers a good range of wall and base units, together with an integrated oven, ceramic hob and extractor hood, plus space for a freestanding fridge/freezer.

The double bedroom benefits from a built-in wardrobe with mirrored sliding doors, while the immaculately presented, fully tiled shower room features a shower cubicle, wash basin, WC, heated towel rail and mirrored storage cabinet.

Social Lifestyle

The Communal Lounge is at the heart of the community at Butter Cross Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. 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.

Additional Information & Services

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

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Annual Service charge: £2,867.81 for financial year ending 31/03/2027.

Lease Information

125 years from the 1st June 2011
Ground rent: £425 per annum
Ground rent review: 1st June 2026

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.

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.

