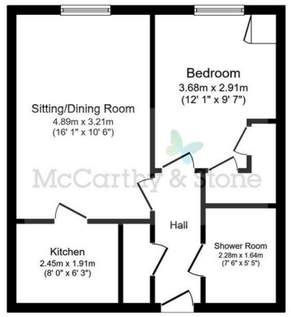
Excellent

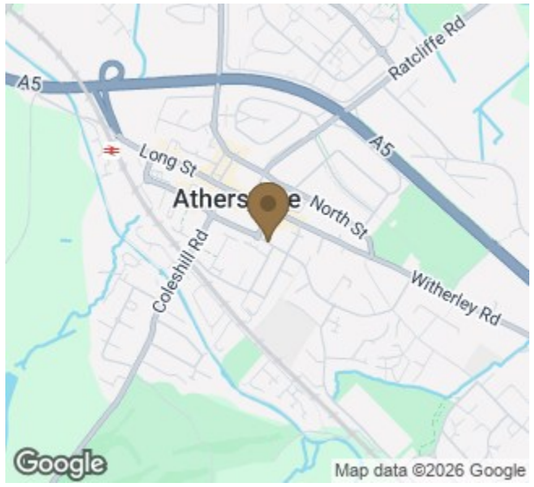
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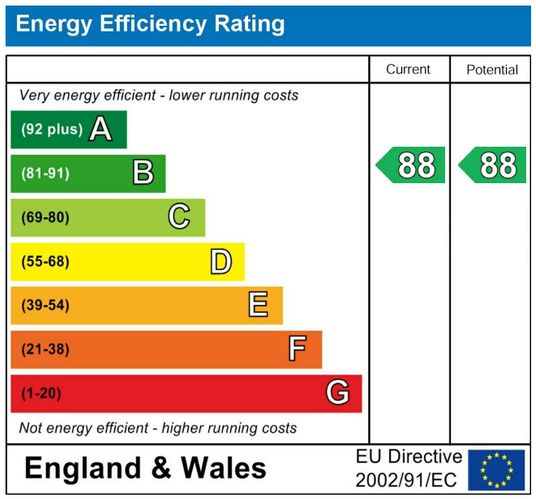
McCarthy & Stone
Resales.




**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com




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Registered in England and Wales No. 10716544

The Property Ombudsman








## 5 St Clements Court

South Street, Atherstone, CV9 1GD

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 5 St Clements Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £135,000
## Leasehold

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

**Why you'll love living here:**

- Homeowners Lounge
- Guest Suite
- Landscaped Gardens
- Lift to all floors
- House Manager
- 24-hour emergency call systems
- Secure entry system
- Fire detection equipment & intruder alarms

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

# 5 St Clements Court, Atherstone

1 | 1 | Asking price £135,000

## St Clements Court
St Clements Court is a McCarthy and Stone Retirement Living development, made up of 36 one and two bedroom apartments.

Found in the quiet town of Atherstone, this development is an ideal place to spend your retirement with convenient access to local shops which include a Co-Op, Superdrug, Aldi and pharmacy - as well as independent coffee shops and banks. A local dental practice and doctor's surgery is also nearby.

The development offers a homeowners' lounge which is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their 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, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## The Apartment
An immaculately presented apartment in a ground floor position situated close to the hub of the development.
The kitchen has been upgraded by the current owner to an exceptionally high standard. Shutter blinds and fitted curtains throughout ( included in sale).

## 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
A front door with spy hole and letter box opens into the entrance hall. From the entrance hall you have a door to the storage cupboard. All other doors lead to shower room, bedroom, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

## Living Room
An immaculately presented living room with feature fireplace and inset electric fire. Double glazed window with very sunny aspect. TV Sky+ connection point (subscription fees may apply). Telephone point. Power sockets. Ceiling light fitting. A part glazed door leads into the separate kitchen.

## Kitchen
Fitted kitchen with a range of wall and base units, under pelmet lighting. Granite work surfaces, .Integrated fridge-freezer. Built in oven with side opening door. Four ring induction hob with chrome extractor hood over. The stainless steel sink unit, with drainer and mixer tap. Tiled floor and splash back.

## Bedroom
A very well presented double bedroom with one ceiling light fitting. Double glazed window. TV and telephone point. Built in bespoke wardrobes matching built in bedside tables and a further fitted single wardobe.

## Shower Room
Fully tiled shower room with vanity unit wash hand basin and fitted mirror over, WC and shower cubicle. Heated towel rail.Wall heater, Emergency pull-cord.

## 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
• 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 House Manager.

Annual service charge: £3,288.29 for financial year ending 30/09/2027.

## 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 Length
125 years from 1st Jan 2015.

## Ground Rent
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030

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









