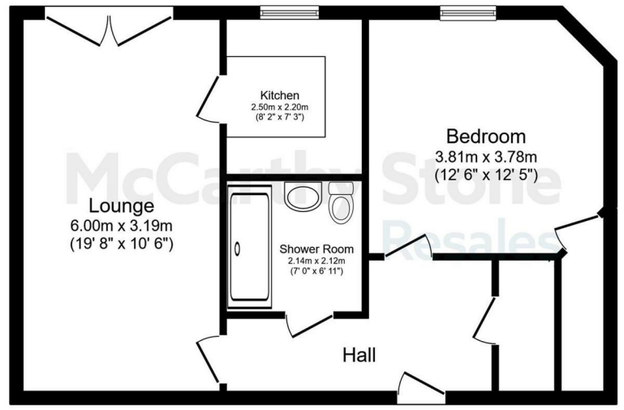
Excellent

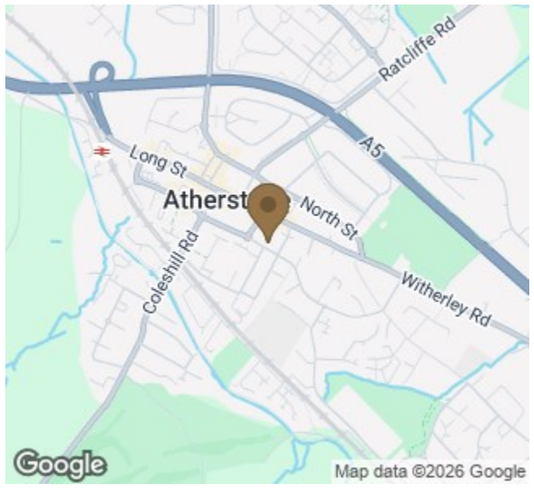
Trustpilot

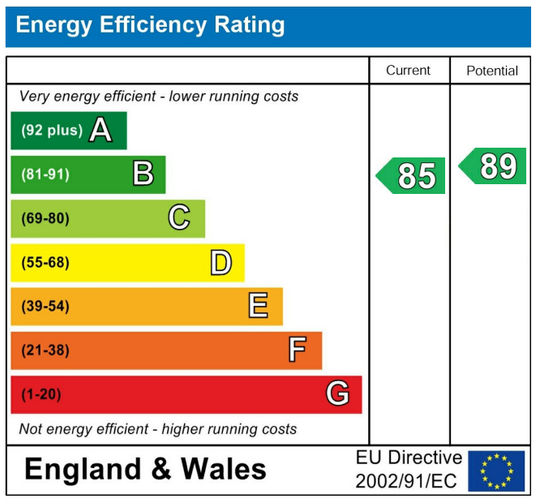
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Resales.



Total floor area 56.1 sq.m. (604 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







25 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 25 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:

- Spacious bedroom with a substantially sized walk-in wardrobe
- Contemporary style living room with a Juliette balcony providing natural lighting throughout
- Within a third of a mile of the town centre
- House Manager
- Homeowner's Lounge
- Private Landscaped Communal Gardens
- Camera door entry system
- 24-hour Careline
- Guest suite
- Contact McCarthy and Stone Resales to view 0345 556 4014

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

25 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 of age or over.

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 spacious entrance hall. From the entrance hall you have a door off to a good size 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
The living room is beautifully presented in a contemporary style, finished to an exceptionally high standard with attention to detail throughout. The space benefits from an abundance of natural light, enhanced by large double-glazed doors that opens to a Juliette balcony, creating a bright and airy atmosphere. An attractive feature fireplace with electric fire makes a lovely focal point.

The room is well-equipped for modern living, featuring a TV connection point with Sky+ capability (subscription fees may apply), as well as a dedicated telephone point. Multiple conveniently positioned power sockets are installed to accommodate a range of electrical appliances and entertainment systems. Overhead, centrally located ceiling light fittings provide ample illumination.

A stylish part-glazed internal door leads seamlessly into the separate kitchen, maintaining a sense of openness while preserving the distinction between living and cooking areas.

Kitchen
The kitchen is thoughtfully designed and fully fitted, offering a comprehensive range of contemporary wall-mounted and base units that provide ample storage while maintaining a sleek and cohesive appearance. The layout is both practical and stylish, making efficient use of the available space.

Integrated appliances include a built-in fridge, seamlessly incorporated within the cabinetry for a streamlined finish, as well as a waist-height oven for ease of access and convenience. A modern four-ring induction hob is set into the work surface, complemented by a chrome extractor hood above, providing both functionality and a polished aesthetic.

The kitchen also features a stainless steel sink unit complete with drainer and a modern mixer tap, ideal for everyday use. The flooring is finished with durable tiles, which continue into a coordinated tiled splashback, offering both easy maintenance and a clean, contemporary look.

Bedroom
This generously proportioned bedroom is both spacious and exceptionally bright, offering a comfortable and relaxing environment. Having a double glazed window, enhancing the sense of space while also providing excellent insulation and noise reduction.

A standout feature of the room is the substantial walk-in wardrobe, offering extensive storage and hanging space, ideal for keeping the bedroom uncluttered and well-organised.

Additional features include a centrally positioned ceiling light fitting, providing ample illumination, as well as dedicated TV and telephone points, ensuring the room is well-equipped for modern living and convenience.

Shower Room
The shower room is fully tiled throughout, creating a sleek, modern finish while also ensuring durability and ease of maintenance. It is well-appointed with a contemporary vanity unit incorporating a wash hand basin, offering both practical storage and a clean, streamlined appearance. A low-level WC is also fitted, complementing the overall design.

Having a spacious double-width shower enclosure, providing a comfortable and luxurious showering area, complete with modern fittings.

Additional benefits include a heated towel rail, ideal for keeping towels warm and the space comfortably heated, as well as an emergency pull-cord for added safety and peace of mind. The room is further enhanced by a fitted wall mirror and an integrated wall-mounted heater, ensuring both convenience and comfort.

Service Charge (Breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Window Cleaning (outside only)
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Camera door-entry system
• Intruder-alarm system
• 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

Lease Information
Lease: 125 years from 1st Jan 2015
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030
Managed by: McCarthy and Stone Management Services
Ground Rent Review 01/01/2030

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

Parking
We are advised by the House Manager that for an allocated parking space the cost is £250 per annum or for an unallocated space there is no cost for parking, subject to availability.







