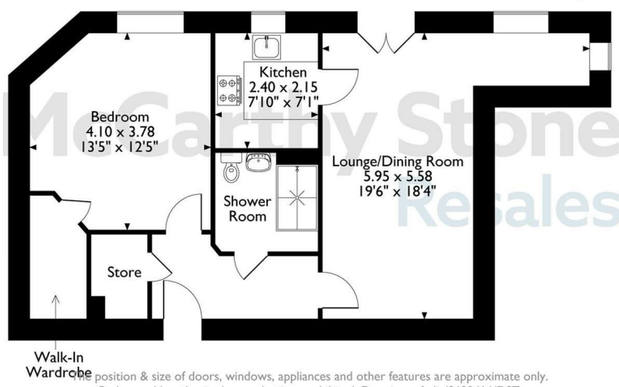
Excellent

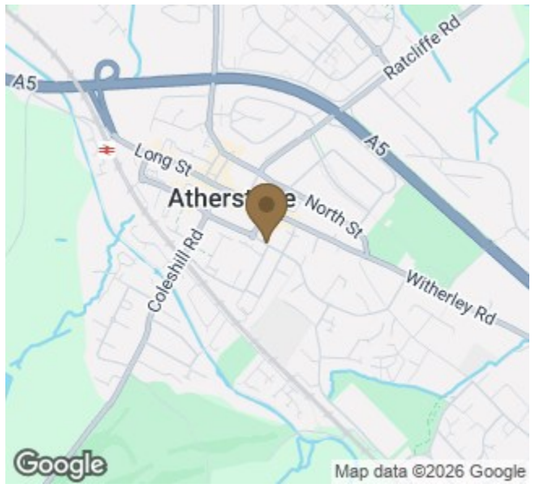
Trustpilot

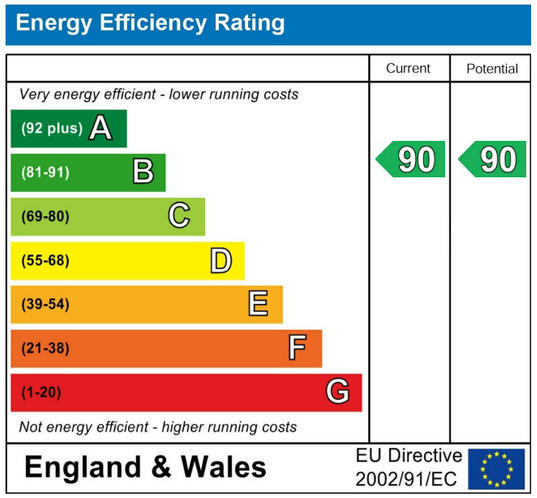
McCarthy & Stone
Resales.

26 St. Clements Court, South Street, Atherstone, Warwickshire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







26 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 26 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:

- Homeowner's Lounge
- Within a third of a mile of the town centre
- House Manager
- Private Landscaped Communal Gardens
- Camera door entry system
- 24-hour Careline
- Guest suite
- Modern interior
- Half a mile from Atherstone Railway Station
- Contact McCarthy and Stone Resales to view 0345 556 4014

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 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 generous L-shaped living room is beautifully presented in a contemporary style, finished to an exceptionally high standard with attention to detail throughout. Being dual aspect the space benefits from an abundance of natural light, enhanced by two double glazed windows and double-glazed doors that opens to a Juliette balcony, creating a bright and airy atmosphere.

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 fitted kitchen has been designed with both practicality and style in mind, featuring a good selection of matching wall and base cabinets that provide generous storage alongside ample worktop space for food preparation.

A range of integrated appliances enhances the kitchen's functionality, including a built-in refrigerator, an eye-level oven, and a four-burner induction hob with an extractor canopy positioned above. These are neatly incorporated into the design, creating a smart and modern finish.

Completing the space is a stainless steel sink with drainer and mixer tap, while tiled flooring and coordinated wall tiling offer a hard-wearing, easy-to-maintain surface, adding to the kitchen's clean and contemporary appeal.

Bedroom
The double bedroom provides a bright and inviting space, with a large double-glazed window allowing plenty of natural daylight to fill the room while helping to maintain a comfortable temperature and minimise external noise.

A particularly useful feature is the spacious walk-in wardrobe, offering excellent hanging and storage facilities to keep clothing and personal belongings neatly organised.

The room is further complemented by a ceiling light point, together with television and telephone connections, providing both practicality and everyday convenience.

Shower Room
The stylish shower room has been finished with full-height tiling, providing a smart, contemporary appearance while offering a practical, low-maintenance finish. It is fitted with a modern vanity unit incorporating a wash hand basin and useful storage beneath, together with a low-flush WC.

A generous double shower enclosure forms the centrepiece of the room, offering ample space and fitted with contemporary fixtures for everyday comfort.

Further features include a chrome heated towel rail, a wall-mounted mirror, and an electric heater to ensure year-round comfort. For additional reassurance, an emergency pull-cord has also been installed, making the shower room both practical and well suited to retirement living.

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













