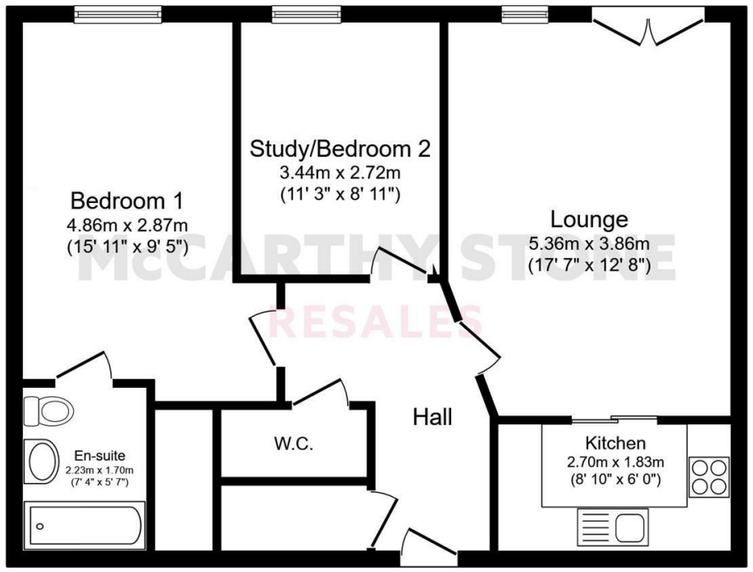
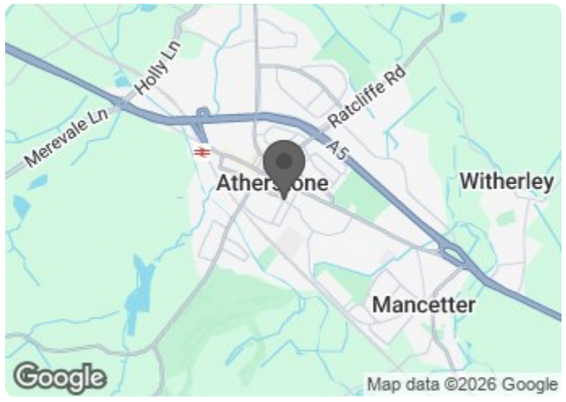
McCarthy Stone
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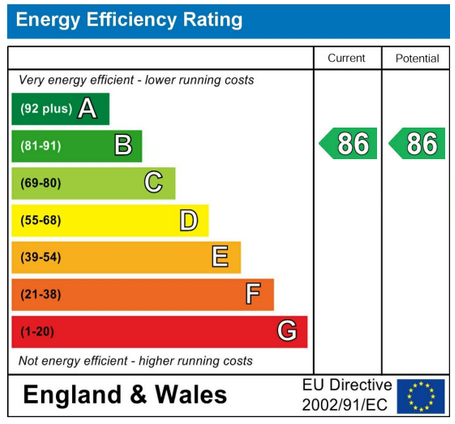


Total floor area 69.4 sq.m. (747 sq.ft.) approx

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). Powered by www.focalagent.com

Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

33 St Clements Court

South Street, Atherstone, CV9 1GD







Asking price £180,000 Leasehold

A BRIGHT AND SPACIOUS two bedroom retirement apartment with JULIETTE BALCONY and attractive garden views.

The well planned accommodation briefly comprises of a welcoming entrance hallway, generous living room with space for dining. A modern fitted kitchen with integrated appliances. Two double bedrooms, shower room ensuite and the added convenience of a guest WC.

St Clements Court is an ideal place to spend your retirement with convenient access to local shops, pharmacy, cafes and banks. MUST BE VIEWED

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

St Clements Court, South Street, Atherstone, Warwickshire, CV9 1GD

2 bed | £180,000

St Clements Court
St Clements Court is a McCarthy and Stone Retirement Living development, made up of 36 one and two bedroom apartments. The development offers a resident's 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.

Found in the quiet town of Atherstone, this development is an ideal place to spend your retirement with access to local shops within a quarter of a mile, 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 with Atherstone Train Station just half a mile away.

Entrance Hall
The solid wood front door with spy hole and letter box opens into a large entrance hall. From the entrance hall you have a door to a storage cupboard. All other doors lead to the cloakroom, both bedrooms, and living room. Emergency speech module. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

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.

Living Room
Decorated to a high standard, the living room has a feature fireplace with electric fire. Double glazed patio doors opening inwards to Juliette balcony provide views of the communal gardens. Double glazed window. Two ceiling light fitting. Power points include; TV; Telephone; Power sockets. A sliding door leads into the separate kitchen.

Kitchen
A modern fitted kitchen with a range of wall and base units with under-counter lighting. Integrated fridge and washer-dryer. Built in electric oven. Four ring ceramic hob with chrome extractor hood over. A stainless steel sink unit with drainer and mixer tap.

Master Bedroom
A generously sized master bedroom with central ceiling light. Large double glazed window. TV, telephone point, and power points. Door to en-suite shower room. Door to walk in wardrobe.

En-Suite Shower Room
Fully tiled shower room with vanity unit wash hand basin, WC, and shower unit. Heated towel rail. Emergency pull-cord. Fitted mirror and wall heater.

Second Bedroom
The second bedroom is currently being used as an additional sitting room thanks to it's good size. Double glazed window. Central ceiling light. TV point and power sockets.

Cloakroom
WC, wash hand basin, heated towel rail, emergency pull cord.

Lease Information
Lease: 125 years from 1st Jan 2015.
Ground Rent: £495 per annum
Ground Rent Review 1st Jan 2030

Service charge (breakdown)
SERVICE CHARGE COVERS:

• 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: £4,932.43 for the 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 on-site Manager on site for availability.

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







