

## 38 Drakeford Court

Wolverhampton Road, Stafford, Staffordshire, ST17 4BS



**PRICE: £92,000**

**Lease: 125 years from 2005**

### Property Description:

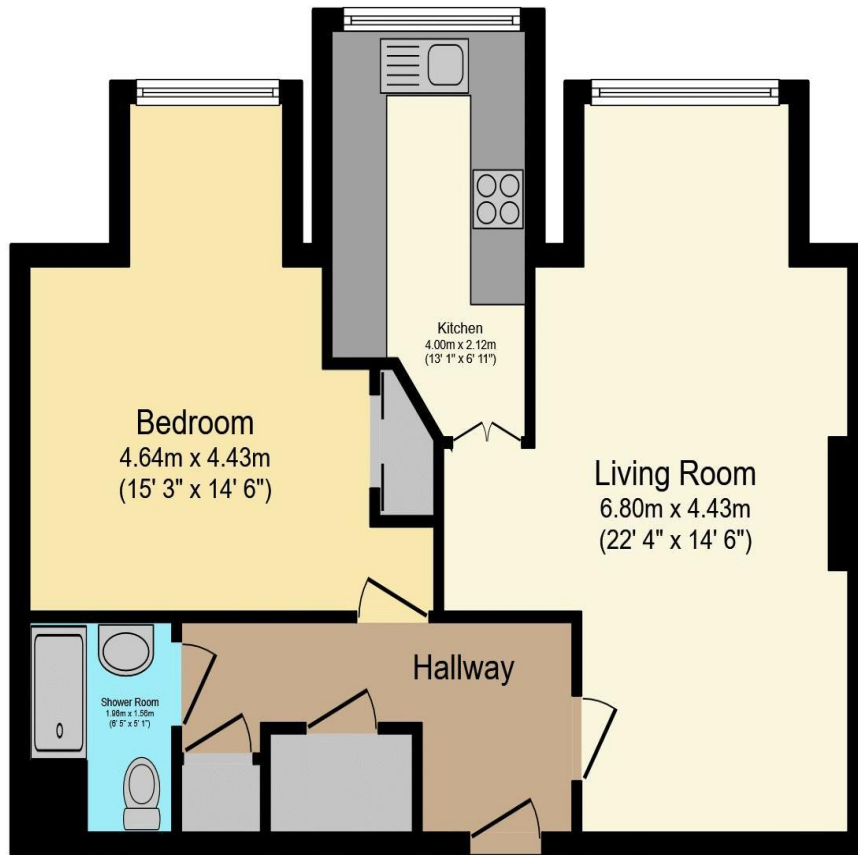
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR Drakeford Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 4 floors, each served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. All apartments are fully specified for those aged sixty and upwards and include the 24 hour emergency Appello system, and camera entry system which enables a visitor to be seen before letting them in simply by changing channels on the television set. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Laundry room  
Communal gardens  
Guest Suite  
Lifts to all floors

Development Manager and 24 hour Appello system & Camera door entry  
Minimum Age 60  
Lease: 125 years from 2005  
Newly fitted carpets, doors, storage/panel heaters and boiler



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 57.9 m<sup>2</sup> (624 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£125.00**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£2,786.10**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.