

**33 Joules Court**

**Crown Street, Stone, Staffordshire, ST15 8EF**



**PRICE: £120,000**

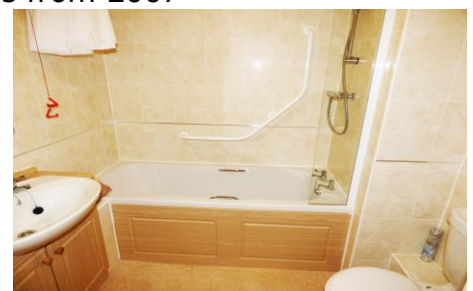
**Lease: 125 years from 2007**

**Property Description:**

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Joules Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 41 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents Lounge & Car Park  
Laundry Room  
Guest Suite  
Lift to all floors  
Development Manager

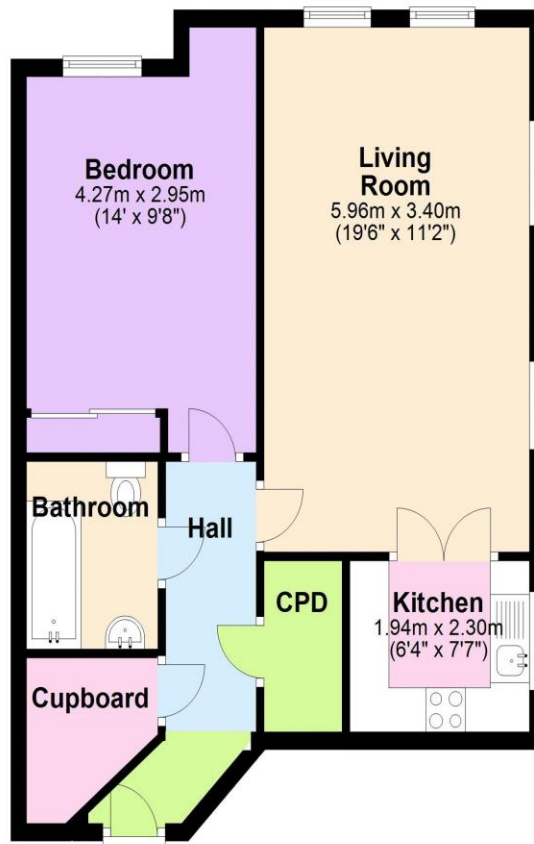
Emergency alarm system & Security Entry System  
To include: carpets, curtains and light fittings  
Lease 125 years from 2007  
Lease 125 years from 2007



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

**Floor Plan**

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 52.9 sq. metres (569.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		76	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**Next Uplift 2030**

**Annual Service Charge:**

**£2991.94**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.