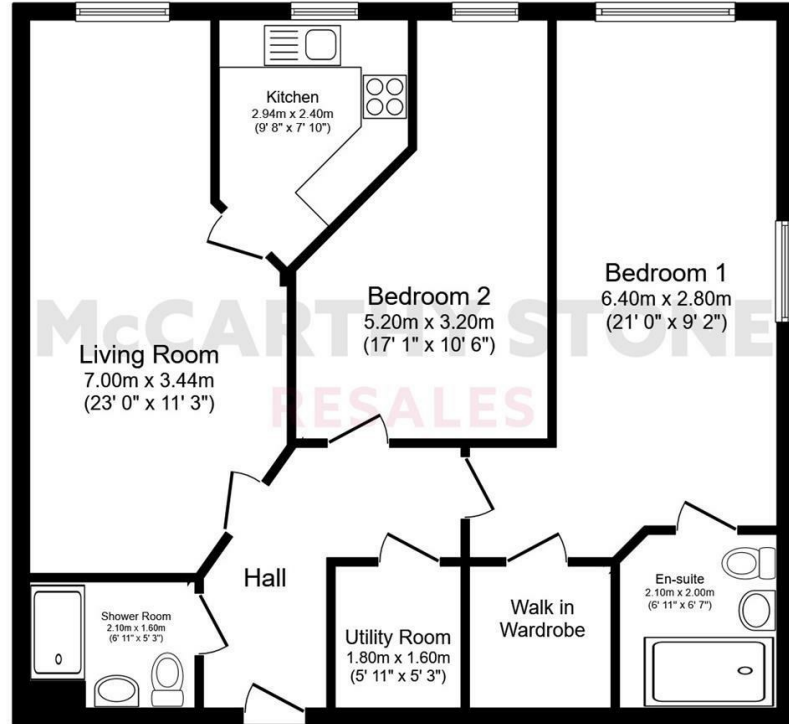


16 Summerfield Place

Wenlock Road, Shrewsbury, SY2 6JX



Total floor area 82.3 sq.m. (886 sq.ft.) approx

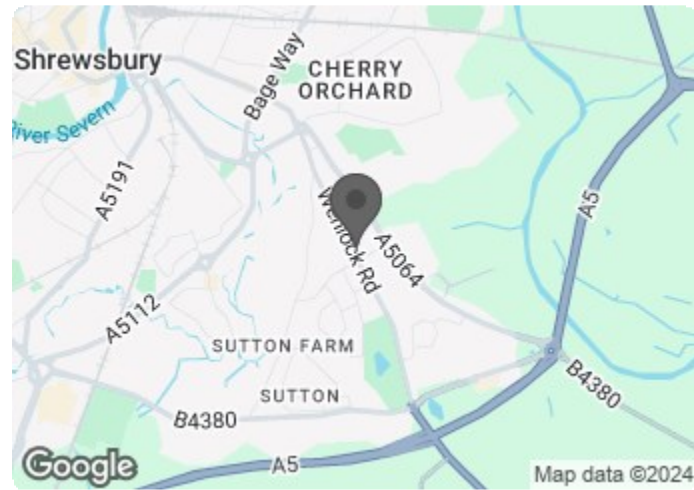
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



Council Tax Band: C



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



Asking price £325,000 Leasehold

Luxury TWO BED retirement apartment situated on the FIRST FLOOR of our PRESTIGIOUS Summerfield Place development. Forms part of our retirement living range of properties.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

## Summerfield Place

Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60. Shrewsbury is a picturesque medieval town showcasing many heritage-listed buildings. With lots of character and plenty of community events, being the County Town of Shropshire, this is a great place to live - with a McCarthy & Stone property putting you right in the heart of things. Summerfield Place is a close-knit community, made up of just 15 one-bedroom apartments and 17 with two bedrooms. The properties are equipped with fully fitted kitchens including an oven, hob and hood, and an integrated fridge-freezer, heated towel rails and walk-in wardrobes.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped gardens, a dedicated house manager on call, the Communal lounge with Wi-Fi and a guest suite for visitors to stay in. For complete peace of mind, there is also a 24-hour call system, intruder alarms, fire detection equipment and a secure camera entry system.

## Entrance Hallway

Solid wood front door with spy hole and letter box leading in to a welcoming and spacious L shaped hallway. The door entry system and emergency console are both located here. Door off to a good size storage cupboard which houses the Hot water tank and the Washing/Dryer Machine.. All other doors lead to both bedrooms, living room and shower room. Ceiling light fitting. Power sockets.

## Living Room

Good size room with feature mantle-piece and flame-effect electric fire. UPVC window with pleasant view out. Two ceiling lights TV point, telephone point. Power

sockets. Oak effect door with glazed panels leads to a separate kitchen.

## Kitchen

Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Composite sink with mono lever tap, drainer and window above with very pleasant outlook. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

## Master Bedroom

Generous size double bedroom with twin ceiling lights. Dual aspect windows. Door off leading to a walk in wardrobe housing shelving and hanging rails. Further door to an en-suite shower-room. TV and telephone point, Fitted carpets and raised electric power sockets.

## En- Suite

Luxury en-suite fitted with suite comprising walk-in triple width shower with part glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

## Bedroom Two

Generous size second double bedroom with twin ceiling lights. Double window. TV and telephone point, fitted carpets and raised electric power sockets.

## Shower room

Luxury shower room fitted with suite comprising walk-in double width shower with sliding glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

## Lease Information

Ground rent: £425.00 per annum

Ground rent review: June 2033

Lease term: 999 years from 2018

# 2 bed | £325,000

## Service Charge Details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge for this property is £4,910.56 per annum (up to financial year end 30/09/2025).

## Parking

This property comes with its own designated parking space.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

