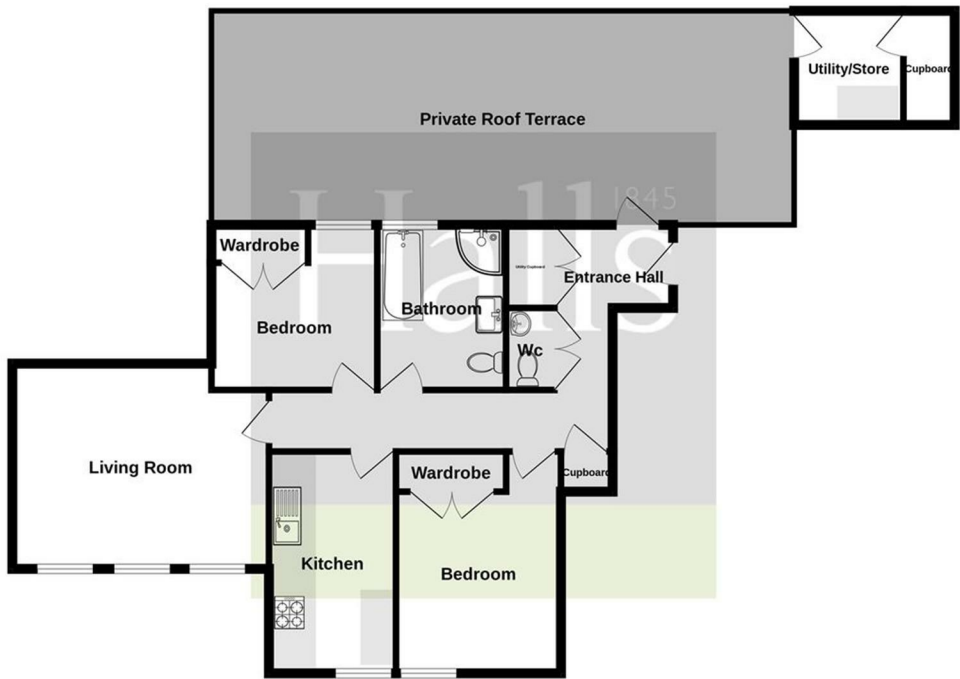


FOR SALE

Apartment 17, Radbrook Hall, Lady Herbert Way, Shrewsbury, SY3 9BY

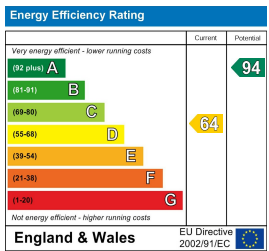


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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FOR SALE

Offers in the region of £330,000

Apartment 17, Radbrook Hall, Lady Herbert Way, Shrewsbury, SY3 9BY

A beautiful and immaculately presented first floor apartment, providing spacious and highly appointed accommodation, set with roof garden and two allocated parking spaces, in this impressive historic building.



Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- First floor apartment
- Beautifully presented
- Attractively appointed
- Well proportioned rooms
- Lovely roof terrace
- 2 allocated parking spaces

DIRECTIONS
Heading out of town from Frankwell roundabout take the first exit along Copthorne Road. Just after the brow of the hill take the left turn onto Pengwern Road and proceed down to the junction taking the right turn onto Porthill Road. On arrival at Porthill roundabout take the second exit straight over leading onto Radbrook Road. At the mini roundabout take the left turn into to the Radbrook village development and Radbrook Hall will be identified on the left hand side.

SITUATION
The property is located on this highly sought after development and positioned within this most impressive historic building. Being in one of Shrewsbury's most sought after areas there are a number of amenities close by, together with a range of state and private schools, tennis club and a collection of shops. Shrewsbury town centre is within walking distance via the Porthill footbridge which also offers delightful views and walks through the Quarry and along the banks of the River Severn. The town centre itself has a rail service whilst commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway, or alternatively north towards Oswestry with further road links to Chester.

DESCRIPTION
Apartment 17 is a wonderfully proportioned and beautifully presented first floor apartment which has benefited from a number of improvements made by the current owners. These improvements include:

- * Fitting of a brand new bathroom
- * Amtico flooring laid throughout
- * The reconfiguration and installation of a guest WC
- * Conversion of an outbuilding into a utility area
- * Fitting of wardrobes to bedrooms

Accessed off the main Hall's entrance, Apartment 17 has a generous reception hall which gives access off to the recently installed WC, whilst also leading through to the Living Room which has a lovely outlook to the front. The kitchen provides numerous integrated appliances together with quartz worktops. The two bedrooms are served by the refitted bathroom which also has a separate shower cubicle. A stunning feature to the apartment is the large roof terrace which offers a lovely outdoor entertaining area together with space for potted plants. The apartment has the benefit of two designated parking spaces.

ACCOMMODATION
Panelled oak entrance door leads into:

RECEPTION HALL
With attractive AMTICO flooring. Built in storage cupboard with fitted shelving. Built in utility cupboard housing the hot water cylinder. Providing space and plumbing for washing machine. Panelled part glazed access door to sun terrace. Doors off and to:

GUEST WC
With Amtico flooring and providing a modern white suite comprising low level WC with wash hand basin set in vanity unit with storage cupboards under and mixer tap. Part tiled walls and tiled splash.

LIVING ROOM
15'10 x 12'7 (max)
With ceiling downlighters and Antico flooring. Three modern sash style windows with lovely outlook to front.

KITCHEN
11'9 x 7'2
Providing an appealing range of eye and base level units comprising cupboards and drawers, with generous quartz work surface area over and incorporating a one and a half bowl stainless sink unit with inset quartz drainer, quartz upstands, integral SMEG electric oven and grill with 4 ring SMEG induction hob unit with extractor fan over. Integrated dishwasher. Integral fridge freezer. Integral microwave oven. Ceiling downlighters. Quartz breakfast bar with cupboard under. Attractive aspect.

BEDROOM 1
11'8 x 7'10
With SLIDEROBES built in double wardrobe with mirror fronted sliding doors.

BEDROOM 2
10'2 x 10'0
With dual aspect windows and a range of fitted HAMMONDS furniture comprising wardrobes, overhead storage cupboard and desk unit with base level cupboards and work area.

BATHROOM
9'9 x 6'9
Recently refitted and providing a lovely suite comprising a low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboard under, quartz top, eye level bathroom cabinets with touch sensor central mirror and shaving connection point. Fully tiled walls. Deep filled panelled bath and corner shower cubicle with mains fed GROHER shower with drench head and additional feeder shower attachment. Sliding splash screen. Ceiling downlighters. Heated towel rail and extractor fan.

OUTSIDE
The property has the benefit of two allocated parking spaces.

ROOF TERRACE
36.1 x 13.1
Apartment 17 has the splendid benefit of a delightful large roof terrace which provides a fantastic outdoor entertaining area together with additional room for potted plants. Double external power socket. In addition there is a useful Utility Room.

UTILITY ROOM
8'7 x 4'10
With tiled floor. Eye and base level storage cupboards. Fitted work top. Part tiled walls. Power for tumble dryer.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage. Under floor electric heating. None of these have been tested.

TENURE
Leasehold at present. Service charge - accounting period 1.4.24 - 31.3.25 £2,075.66 (Two payments a year). The Freehold is being gifted by the developer and completion of this process is imminent. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com