

FOR SALE

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

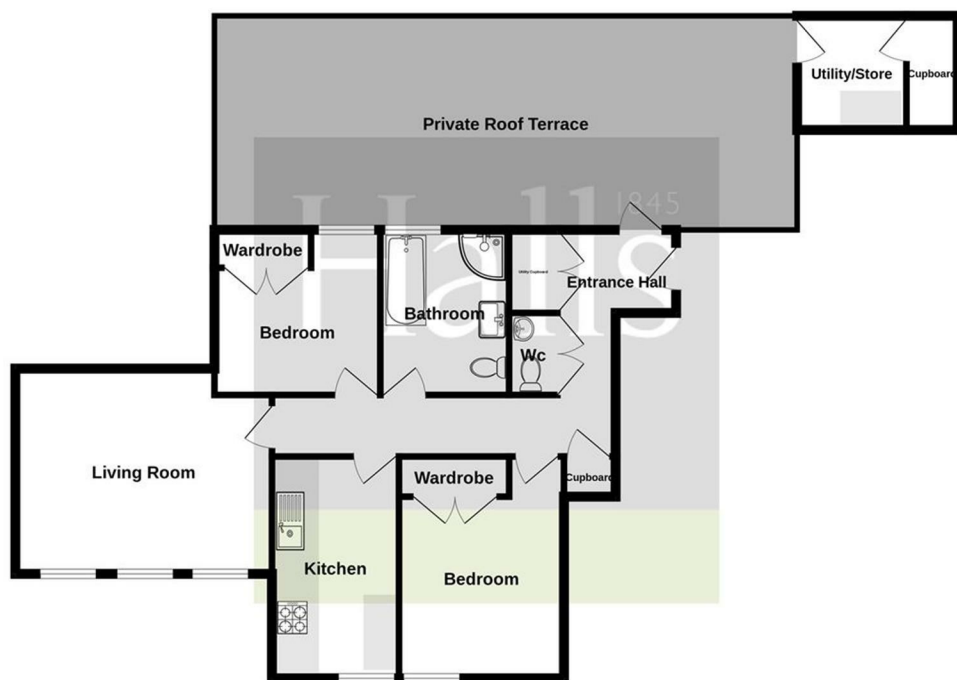


FOR SALE

Offers in the region of £330,000

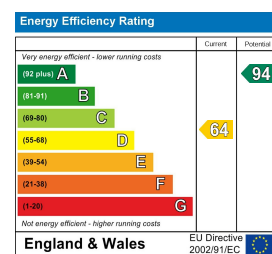
Apartment 17, Radbrook Hall, Lady Herbert Way, Shrewsbury, SY3 9BY

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.



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Energy Performance Rating



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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.



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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

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

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