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# Apartment 15 Radbrook House, 46 Stanhill Road, Radbrook Green, Shrewsbury, Shropshire, SY3 6AL

# Offers in the Region Of £125,000

An attractive 1 bedroom ground floor retirement apartment, located within this popular area with excellent local amenities on the door step. The accommodation includes Entrance Hall, Bedroom, large Shower Room, Kitchen and good size Living/Dining Room. The apartment has a personal alarm system, attractive Communal Lounge, Conservatory, and spacious Dining Room. Communal Parking electric heating and double glazing.





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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order

# **Accommodation comprises**

**Entrance Hall** 9' 6" x 13' 4" (2.89m x 4.06m) A lovely entrance to the flat with 2 useful built in storage cupboards.

**Living/Dining Room** 17' 7" x 13' 0" (5.36m x 3.96m)

Carpet, electric heater, double glazed French doors opening onto Juliet balcony, electric fire.

**Kitchen** 6' 4" x 8' 9" (1.93m x 2.66m)

Attractively fitted with an excellent range of units with laminated work tops, inset 1 1/2 bowl sink unit, 4 ring electric hob with steel splash and filter hood above, integrated double oven, dishwasher, fridge and freezer.

**Shower Room** 6' 4" x 9' 0" (1.93m x 2.74m) Attractively fitted with 3 piece suite including walk in shower cubicle, wash basin and WC set to vanity unit with storage, tiled walls and flooring, chrome heated towel rail, extractor fan.

**Bedroom** 12' 6" x 13' 3" (3.81m x 4.04m) A really good size room with large wardrobe, electric heater, double glazed window, carpet.

#### **Communal Areas**

Communal Lounge and Conservatory and spacious Dining room. There are subsidised meals and waitress service. There is a good sized communal parking area.

### **Additional Information**

The apartment is well placed within easy reach of excellent amenities including shops, pharmacy, dentists, doctors, recreational facilities and a frequent bus service to the town centre. Radbrook House is a purpose built apartment complex for the over 65s and prides itself by offering an extensive range of facilities and care, including communal restaurants and living areas, a laundry area, subsidised meals, assisted living with a 5 day a week House Manager.

#### **Lease Details**

108 years remaining. Ground Rent £250 per annum. Service Charge £8425 per annum. These details are approximate and should be confirmed by your solicitor should you wish to proceed with a purchase.

# **Council Tax Band B**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

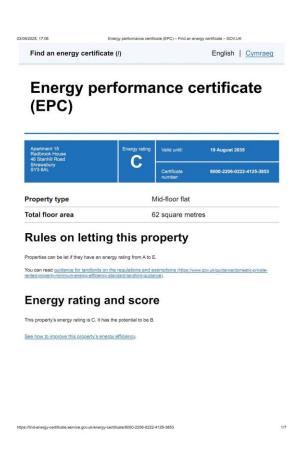
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351** 

# **Ground Floor**



Apt 15, 46 Stanhill Road, Radbrook House, Shrewsbury

# FLOOR PLANS FOR GUIDANCE ONLY















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To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351** 

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