



Zaza Johnson & Bath
Estate Agents

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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**



Apt 15, 46 Stanhill Road, Radbrook House, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

03/09/2025, 17:06 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

Apartment 15 Radbrook House 46 Stanhill Road Shrewsbury SY3 6AL	Energy rating C	Valid until: 19 August 2035
		Certificate number: 8000-2206-0222-4125-3853

Property type Mid-floor flat

Total floor area 62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-2206-0222-4125-3853>

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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage