



Apartment V, Rowton Court, Shrewsbury, SY5 9EP

2 bedroom duplex apartment — £275,000 Share of Freehold

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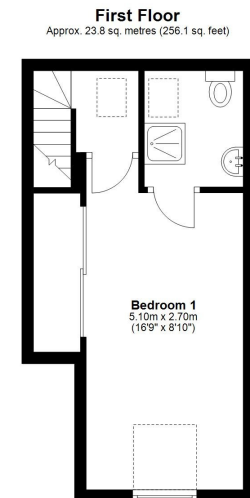
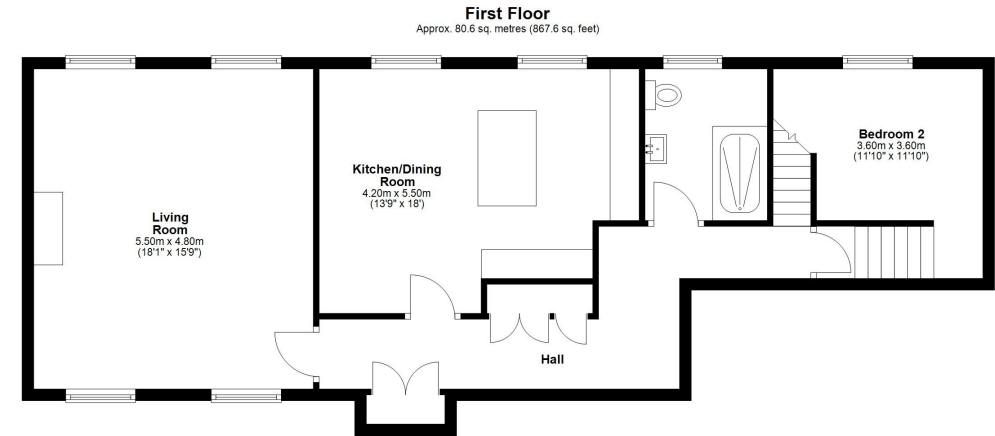
£275,000 Share of Freehold — 2 bedroom duplex apartment

sales@cgpooks.co.uk

Set within the stunning grounds of Rowton Castle, this beautifully presented duplex apartment offers well-designed and spacious accommodation over two floors, benefitting from lovely views over open countryside. Residents of Rowton Court have use of the immaculately presented communal gardens, tennis court and residents car park, this property also comes with a private single garage.

KEY FEATURES

- Neatly kept communal entrance hall and turning staircase to the first floor
- Good sized inner hallway with plenty of useful storage
- Lovely living room with windows to two elevations, feature fireplace, and exposed beam
- Impressive open plan kitchen/dining room, also having a feature exposed beam, complete with a range of fitted units, integrated appliances, and island unit
- Versatile double bedroom, currently used as an additional reception room/guest room
- Modern family shower room with vanity unit and walk-in shower
- Large master bedroom with built-in wardrobes, en-suite shower room and fantastic views over open fields and countryside
- Double glazed windows and LPG gas fired central heating throughout, via modern boiler fitted 2 years ago
- Large loft space with pull down ladder providing excellent storage
- Private and visitor parking within the resident's car park, and the apartment also comes with a single garage
- Residents at Rowton Court have use of the landscaped communal gardens and tennis court, as well as reduced fees at the Castle Country Club and Spa
- Rowton Castle itself is a Grade II Listed building with an excellent hotel, restaurant, and bar
- Located just 6 miles from Shrewsbury town centre and with excellent road links to both the Shropshire and the Welsh hills



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)













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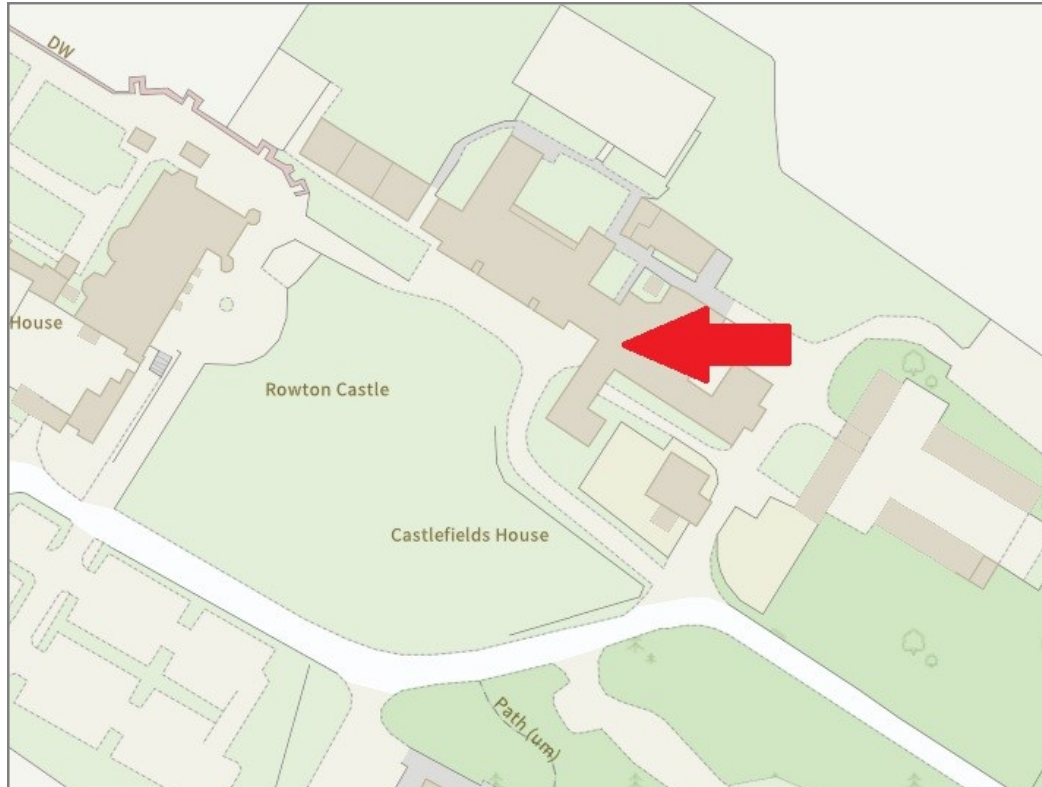
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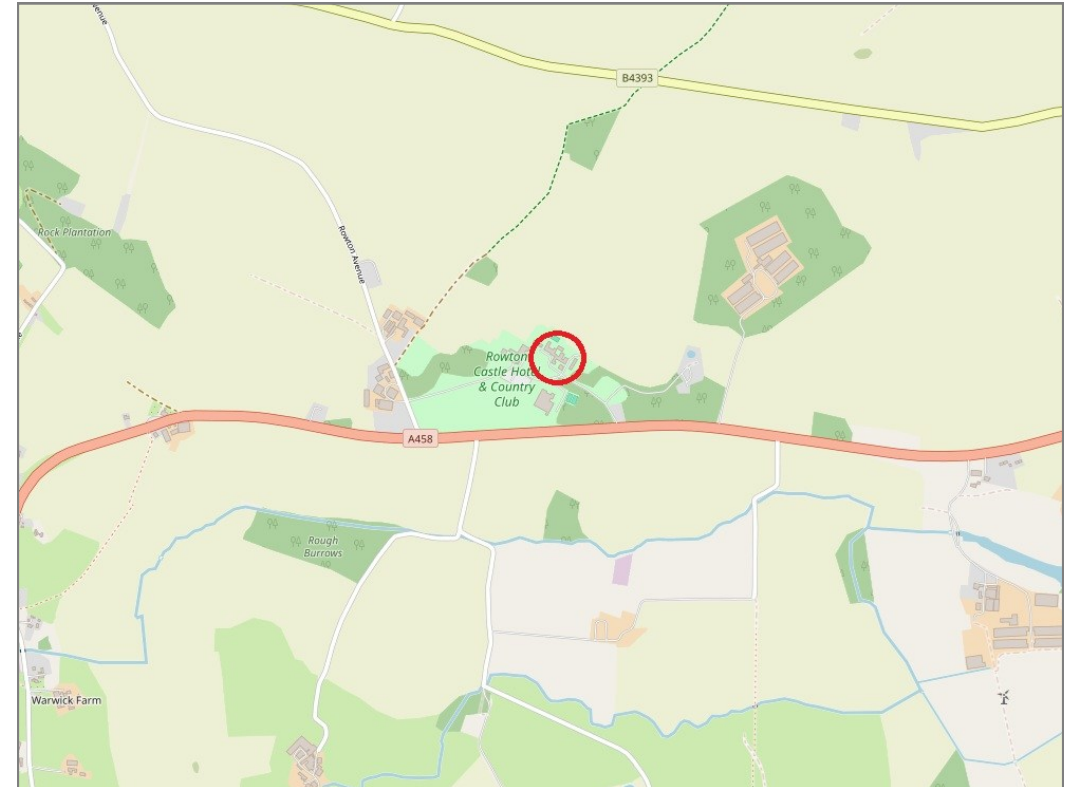
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BOUNDARIES NOT CONFIRMED



Local Authority

Shropshire Council

Council Tax

Band B

EPC Band

TBC

Services

Mains water and electricity are connected.

LPG gas central heating. Shared private drainage system.

Tenure

Share of Freehold

Start of Lease

1979

Years remaining

143 years

Service Charge

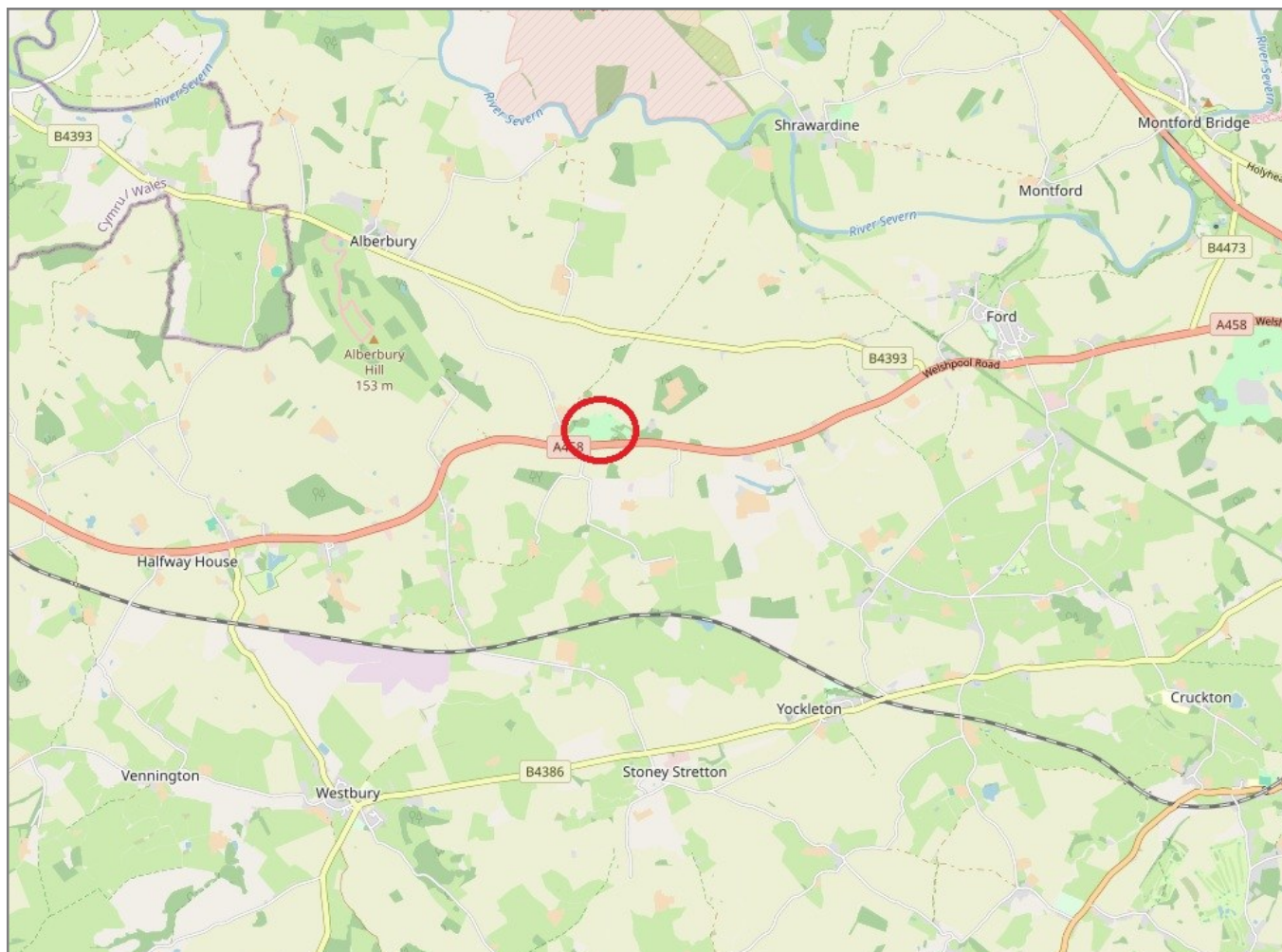
£150 per month

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