

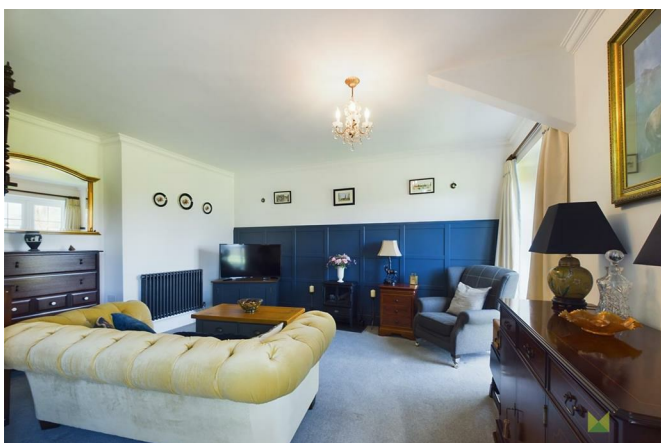
Apartment Y Rowton Court Halfway House Shrewsbury SY5 9EP



3 Bedroom Apartment - Duplex
Offers In The Region Of £279,950

The features

- TRULY IMPRESSIVE 3 BEDROOM DUPLEX APARTMENT
- STUNNING FAR REACHING VIEWS OVER ADJOINING COUNTRYSIDE
- REFURBISHED TO AN EXACTING STANDARD OF SPECIFICATION
- RECEPTION HALL, LOUNGE/DINING ROOM,
- BEAUTIFULLY FITTED KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BEDROOM AND STYLISH SHOWER ROOM
- 2 FIRST FLOOR DOUBLE BEDROOMS
- GARAGE AND PARKING, DELIGHTFUL COMMUNAL GARDENS
- VIEWING IS ESSENTIAL



*** STUNNING 3 BEDROOM DUPLEX APARTMENT WITH RURAL VIEWS ***

This deceptively spacious duplex Apartment has been impeccably enhanced by the current owners and is finished to an exacting standard of specification and internal decor which truly must be viewed to be fully appreciated.

Set in a fabulous location tucked away at the back of the complex within the immaculate grounds of the historic Rowton Castle approximately 6 miles from the Town. The property has the most stunning far reaching views over adjoining countryside, Shropshire hills and back towards the Town.

Affording versatile living over 2 floors the accommodation briefly comprises Reception Hall, Lounge/ Dining Room, beautifully fitted Kitchen/ Breakfast Room, ground floor Bedroom and contemporary Shower Room. On the First Floor are 2 further Bedrooms each with velux windows which provide a wonderful backdrop across open fields.

Viewing is absolutely essential to fully appreciate this lovely home.

Property details

LOCATION

The property occupies a truly enviable position within the grounds of the historic Rowton Castle, set to the right of the main block in a separate block of just 3 apartments. Rowton Castle lies approximately 6 miles to the West of the Town with excellent access for commuters to the nearby A5/M54 motorway network. There are good facilities on hand at nearby Bicton Heath with schools, supermarket, shops, restaurants, public houses and a park and ride service to the Town Centre.

Residents of Rowton Castle are able to enjoy a discounted membership at the County Club which boasts a gym with swimming pool, health club and restaurant.

The property can be found, tucked away at the back of the complex where you will find 3 homes with a lovely aspect over the Castle.

RECEPTION HALL

Composite entrance door with outside light opening to Reception Hall with built in storage, coved ceiling and radiator. Tiled flooring.

LOUNGE/DINING ROOM

A lovely light room having window and French door, providing open aspects over the garden and open countryside beyond. The Lounge area has feature wood panelling to one wall, media point. 2 Radiators.

KITCHEN/BREAKFAST ROOM

Beautifully re-fitted with range of contrasting wall and floor shaker style units incorporating Charcoal base cupboard with one and half bowl ceramic sink with mixer taps. Further range of cupboards and drawers with solid wood worksurfaces over with concealed space for washing machine. and inset dishwasher each with matching fascia panels and built in hob with extractor hood over and cutlery and pan drawers beneath, built in eye level oven and grill with cupboards above and below. Range of soft grey fronted wall units with concealed lighting beneath and glazed display cabinets, tall shelved larder unit and American style fridge/freezer space. Recessed ceiling, lights, tiled flooring, radiator. Breakfast area with large picture window providing lovely aspects over the gardens and open countryside beyond.

GROUND FLOOR BEDROOM

with window to the front, decorative wood panelling to one wall radiator.

SHOWER ROOM

A well appointed room with large walk in shower cubicle with direct mixer shower and aqua board surround, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, recessed ceiling, lights, heated towel rail/radiator, Airing Cupboard and window to the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing. Useful under eaves storage.

BEDROOM 2

having velux roof light with to the rear again with lovely views over open countryside stretching across the Hills and towards the Town. Useful storage and radiator.

BEDROOM 3

with velux roof light to the rear with lovely views over open countryside stretching across the Hills and towards the Town. Useful under eaves storage, radiator.

OUTSIDE

The property occupies an enviable position in these beautifully maintained grounds, standing to the side of the main communal apartments in a separate block housing just 3 Apartments. The communal Gardens are maintained to a high standard and provide some fabulous seating areas along with a residents Tennis Court.

There is ample parking and the property has the benefit of a personal Garage.

GENERAL INFORMATION

TENURE

We are advised the property is a share of the freehold with a the lease around 145 years remaining on the lease with a monthly service charge of £140.00 and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected. LPG gas central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



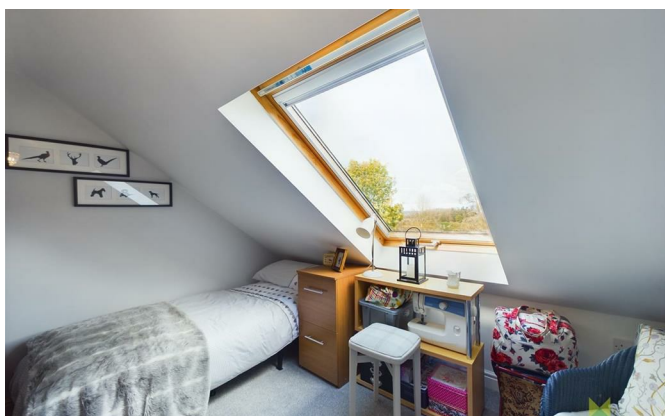


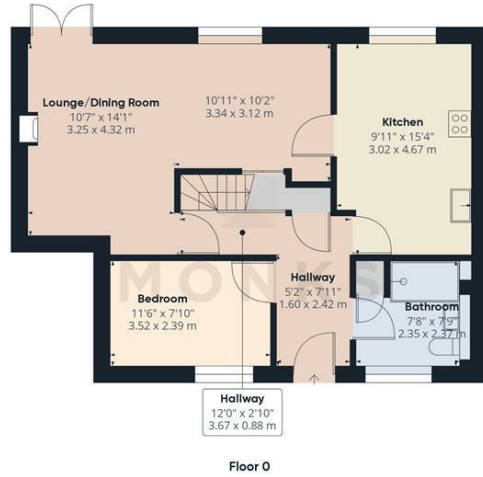
MONKS



Apartment Y Rowton Court, Halfway House, Shrewsbury, SY5 9EP.

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Approximate total area[®]
1045.19 ft²
97.1 m²

Reduced headroom
172.64 ft²
16.04 m²



(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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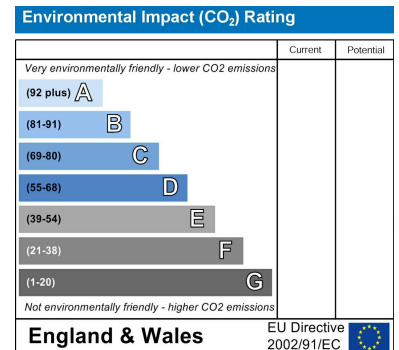
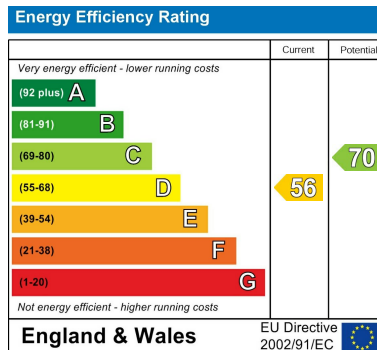
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.