

45 Radbrook Hall Court, Radbrook Road, Shrewsbury,  
Shropshire, SY3 9AF

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £145,000**

Viewing: strictly by appointment  
through the agent



Having spacious, well presented and appealing living accommodation throughout, this is a two double bedroom ground floor apartment occupying a particular secluded position on this favoured residential development. The apartment is within close proximity to good local amenities and walking distance of the Shrewsbury town centre. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Secure communal entrance hallway, reception hallway, modern open plan lounge/diner/kitchen, master bedroom with ensuite shower room, further double bedroom, bathroom, UPVC double glazing, electric heating, residence parking, communal grounds.

The accommodation in greater detail comprises:

Communal entrance door gives access to:

**Communal Entrance Hallway**

Door then gives access to:

**Reception Hallway**

Having wood effect flooring, wall mounted digital controlled electric heater, wall mounted intercom telecom system.

From hallway access is given to a:

**Open Plan Lounge/Diner/Kitchen**

22'9 x 10'6

The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, oven with four ring electric hob, stainless steel cooker extractor fan over, integrated fridge and freezer, space for washing machine, wine rack, fitted worktops with inset stainless steel 1 ½ sink drainer unit with mixer tap over, tiled splash surround, tiled floor, recessed spotlights to ceiling.

The lounge/diner area comprises: UPVC double glazed French doors giving access to front of property, two wall mounted digital control electric heaters, TV and telephone points.

From reception hallway doors give access to: Two double bedrooms and bathroom.

**Bedroom One**

11'10 x 8'6

Having UPVC double glazed window to front, TV aerial point, wall mounted electric heater.

Door to:

**Ensuite Shower Room**

Having tiled shower cubicle with shower over, low flush WC, pedestal wash hand basin with tiled splash surrounds, recessed spotlights, tiled floor, wall mounted heated towel rail and extractor fan to ceiling

**Bedroom Two**

12'1 x 5'7

Having UPVC double glazed window to front, wood effect flooring, wall mounted electric heater.

**Bathroom**

Having a white suite comprising: panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with tiled splash surrounds, low flush WC, wall mounted heated towel rail, tiled floor, strip light with built-in shaver point, recessed spotlights to ceiling and extractor fan to ceiling.

**Outside**

There is ample residence parking and communal grounds.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 185 years  
Maintenance charge per annum as of 2024 is

£1092.35 per annum

Ground rent £250 per annum

Ground rent review date and increase is every 25 years and if appropriate will be increased by the percentage increase in the value of the block.

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a no obligation mortgage service through

our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

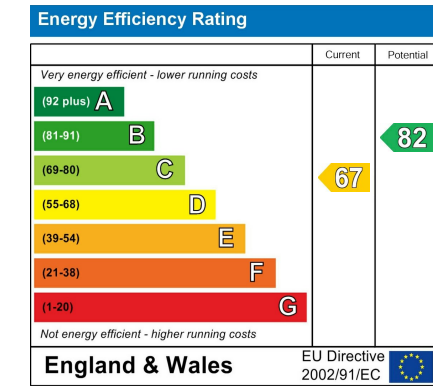
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

