

18 Summerfield Place, Wenlock Road, Shrewsbury,  
Shropshire, SY2 6JX

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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 £279,000**

Viewing: strictly by appointment through the agent

A spacious, well proportioned and beautifully presented two double bedroom, first floor retirement apartment for the Over 60's. This modern development was constructed by McCarthy and Stone and is surrounded by attractive landscaped communal grounds and is situated within this highly desirable residential location, within walking distance of excellent local amenities which include Co-op supermarket, Mereside CE Primary School and Springfield Recreation Ground. The property is well placed for easy access to the local bypass which links up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes recommended by the selling agent.

The accommodation briefly comprises of the following: Secure communal entrance with stairs and lift, entrance hallway, spacious L shaped lounge/diner, modern kitchen complete with integrated appliances, spacious master bedroom with walk-in wardrobe and modern ensuite bathroom, further double bedroom, stylish separate shower room, UPVC double glazing, efficient electric heating system and air circulation system, beautifully kept communal grounds, on duty house manager to help and support when needed, residence lounge, guest suite, private allocate car parking space (one off payment £300 required to secure), guest parking with electric charging point.

The accommodation in greater detail comprises:

Secure video entrance gives access to:

**Communal hallway**

Stairs or lift rises to:

**Communal landing**

Door then gives access to:

**Reception hallway**

Having wall mounted digital control Dimplex electric heater and entrance intercom system, LED recessed spotlights to ceiling, large walk-in store cupboard with floor mounted Pulsacoil system, free standing washer dryer.

Part glazed door gives access to:

**L shaped lounge/diner**

24'10 max x 11'5 max reducing down to 7'6  
Having UPVC double glazed window to front, wall mounted digital control Dimplex electric heater, TV, telephone and Sky points, part glazed door from lounge/diner gives access to:

**Modern kitchen**

9'4 max average measurement x 7'9  
This fully fitted kitchen comprises: Modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and mixer tap over, UPVC double glazed window to front, integrated oven, fridge freezer slimline dishwasher, four ring electric hob and stainless steel cooker canopy over, tiled floor.

Doors from entrance hallway gives access to: Two double bedrooms and attractive shower room.

**Bedroom one**

19'11 max reducing down to 17'3 x 9'4  
Having two UPVC double glazed windows to front and side, large walk-in wardrobe providing ample hanging and storage space.

Door from bedroom one gives access to:

**Ensuite bathroom**

Having an attractive suite comprising, Panel bath with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit, tiled floor, heated chrome style towel rail, wall mounted mirror with touch light, part tiled to walls, eye level storage cupboard.

**Bedroom two**

15'2 max x 10'1  
Having UPVC double glazed window to front, wall mounted digital controlled Dimplex electric heater.

**Attractive shower room**

Having large tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, eye level storage cupboard, wall mounted mirror with touch light, tiled floor, heated chrome style towel rail, part tiled to walls,

**Outside**

There are fantastic communal grounds which comprise: Lawn area, raised beds, paved terrace for residence to enjoy. There us also a use of a private allocated car parking space (which cost's a one off payment of £300)

**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 D**

**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 994 years  
Ground rent £250 per 6 months  
Ground rent review date and price increase TBC  
Maintenance charge £387.00 per month

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

