

21 Radbrook House Stanhill Road, Radbrook Green,
Shrewsbury, Shropshire, SY3 6AL

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 £105,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position on this prestigious development, this is a spacious and well presented modern first floor retirement apartment for the Over 65's. The development offers residence many benefits some of which include: Residence restaurant with concessionary rates for meals, 1hr care supplied by Battlefield Care, a house manager/warden available Monday-Friday 9am - 5.30 pm and first port 24 hr emergency system. Radbrook Green is a popular residential location having excellent amenities and being situated close to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This apartment is being offered For Sale with NO UPWARD CHAIN and viewing is recommended.

The accommodation briefly comprises of the following: Secure communal entrance with communal lift and stairs rising to first floor communal landing, reception hallway, lounge/diner, attractive kitchen with built-in appliances, large double bedroom with fitted wardrobes, spacious bathroom with separate walk-in shower and separate bath, UPVC double glazing, electric heating, residence communal parking, communal grounds, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance with communal stairs and lift giving access to:

First floor landing

Door then gives access to:

Reception hallway

Having wall mounted Dimplex heating control panel, wall mounted video telephone intercom system part shelved storage cupboard plus line store cupboard housing Dimplex pressurised water system.

From reception hallway door gives access to:

Lounge/diner

18'1 x 13'1
Having two UPVC double glazed windows to front, Dimplex electric heater, coving to ceiling.

From lounge/diner access is given to:

Attractive kitchen

12'0 x 5'9
Having eye level and base units with built-in cupboards and drawers, integrated double oven, slim line dishwasher, fridge, four ring electric hob with stainless steel cooker canopy over, vinyl wood effect floor covering, tiled splash surrounds, fitted wooden style worktop with inset 1 1/2 stainless steel sink drainer unit.

From reception hallway doors give access to:
Double bedroom and bathroom.

Double bedroom

13'5 x 12'10 max into recess reducing down to 10'1
Having UPVC double glazed window to front, fitted triple wardrobe, Dimplex electric heater.

Spacious bathroom

Having a four piece suite comprising: Walk-in

shower, panel bath, wash hand basin set to vanity unit and storage cupboards below, WC with hidden cistern, two UPVC double glazed windows, part tiled to walls, shaver point, wall mounted electric heater, wood effect vinyl floor covering.

Outside

There is a communal residence parking and low maintenance communal grounds.

AGENTS NOTE

The service charge includes: water, building insurance, external works, external window cleaner, up keep of grounds, residence lounge. laundry room, 1hr care per week, house manager/warden and first port 24hr emergency care system.

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 C

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 121 years
Ground rent £250.00 per annum
Ground rent review date and price increase 1st October 2032 and price increase is double the current ground rent charge
Service charge: Charge for 1st Oct 2024 to Sept 2025 is £8707.05 per annum.
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) A | | 85 | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

