



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Stanham House, Trimpley Court, Ellesmere, SY12 0NY

£98,000 Region

To view this property please call us on **01743 236 800** Ref: C7450/WM/KQ

A deceptively spacious one bedroom first floor retirement apartment.

This deceptively spacious one bedroom leasehold apartment, for the over 55's, is situated on the first floor of this retirement complex with the added benefit of an on-site secretary for emergencies. The property also benefits from a single garage.

The apartment is located within the extremely popular Trimley Court retirement complex, on the edge of the north Shropshire town of Ellesmere. Ellesmere has an excellent range of local amenities, including shops, schools and recreational pursuits. Oswestry can be easily located only 8 miles away and Shrewsbury only 16 miles.



FLOOR PLANS



TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.3 SQ. M.)

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INSIDE THE PROPERTY

ENTRANCE LOBBY

Cloaks cupboard

RECEPTION HALL

Night storage heater
Security door entry system
Three large windows overlooking the gardens

LOUNGE

15'11" x 14'8" (4.85m x 4.47m)
Attractive fireplace with mantle, surround and marble effect inset and raised hearth with log effect electric fire
Night storage heater
Recessed store cupboard
Window to the front

KITCHEN / DINING ROOM

16'5" x 7'9" (5.00m x 2.36m)
Fitted with a range of matching wall and base units with worksurface over
Space and plumbing for appliances
Night storage heater
Window to the side

INNER HALL

Airing cupboard housing hot water cylinder and storage below.

BEDROOM 1

11'0" x 11'7" (3.35m x 3.53m)
Two windows overlooking the gardens
Panel heater
Recessed wardrobe with hanging rail and shelving

BATHROOM

Panelled bath with Jade shower unit over
Wash hand basin, wc
Window to the side
Heated towel rail
Linen cupboard with slatted shelving

OUTSIDE THE PROPERTY

SINGLE GARAGE (No 13)

17'0" x 8'10" (5.18m x 2.69m)
Metal up and over door and concrete floor.

Communal gardens and grounds.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A528 Ellesmere Road and continue on the A495 into Ellesmere. Pass the petrol station and continue straight over the mini-island. Follow the road around, eventually turning right onto Trimply Street, where Trimply Court will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ
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4 The Square,
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Tel: 01694 724700



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Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.