



Apartment V, Rowton Court, Shrewsbury, SY5 9EP

2 bedroom duplex apartment — £275,000 Share of Freehold

Apartment V, Rowton Court, Shrewsbury, SY5 9EP

Coopergreenpooks.co.uk

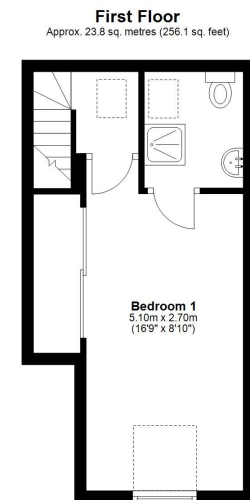
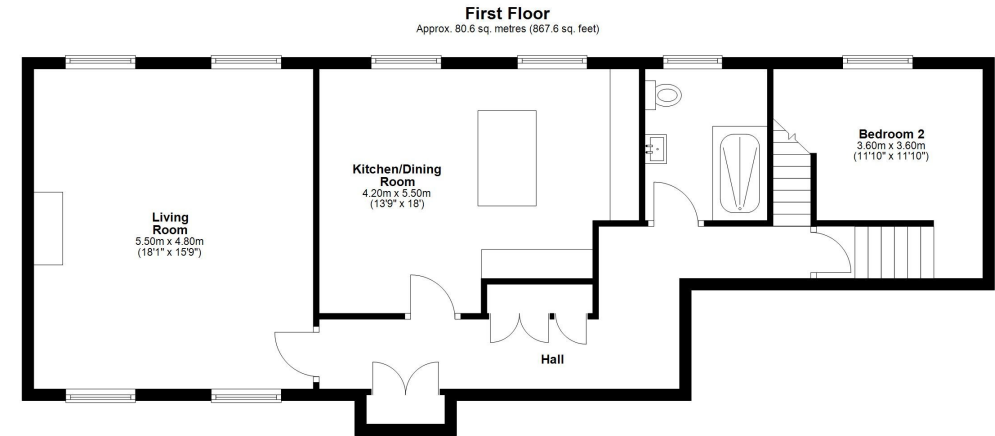
£275,000 Share of Freehold — 2 bedroom duplex apartment

sales@cgpooks.co.uk

Set within the stunning grounds of Rowton Castle, this beautifully presented duplex apartment offers well-designed and spacious accommodation over two floors, benefitting from lovely views over open countryside. Residents of Rowton Court have use of the immaculately presented communal gardens, tennis court and residents car park, this property also comes with a private single garage.

KEY FEATURES

- Neatly kept communal entrance hall and turning staircase to the first floor
- Good sized inner hallway with plenty of useful storage
- Lovely living room with windows to two elevations, feature fireplace, and exposed beam
- Impressive open plan kitchen/dining room, also having a feature exposed beam, complete with a range of fitted units, integrated appliances, and island unit
- Versatile double bedroom, currently used as an additional reception room/guest room
- Modern family shower room with vanity unit and walk-in shower
- Large master bedroom with built-in wardrobes, en-suite shower room and fantastic views over open fields and countryside
- Double glazed windows and LPG gas fired central heating throughout, via modern boiler fitted 2 years ago
- Large loft space with pull down ladder providing excellent storage
- Private and visitor parking within the resident's car park, and the apartment also comes with a single garage
- Residents at Rowton Court have use of the landscaped communal gardens and tennis court
- Rowton Castle itself is a Grade II Listed building with an excellent hotel, restaurant, and bar
- Located just 6 miles from Shrewsbury town centre and with excellent road links to both the Shropshire and the Welsh hills
- No upward chain



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)













Apartment V, Rowton Court, Shrewsbury, SY5 9EP

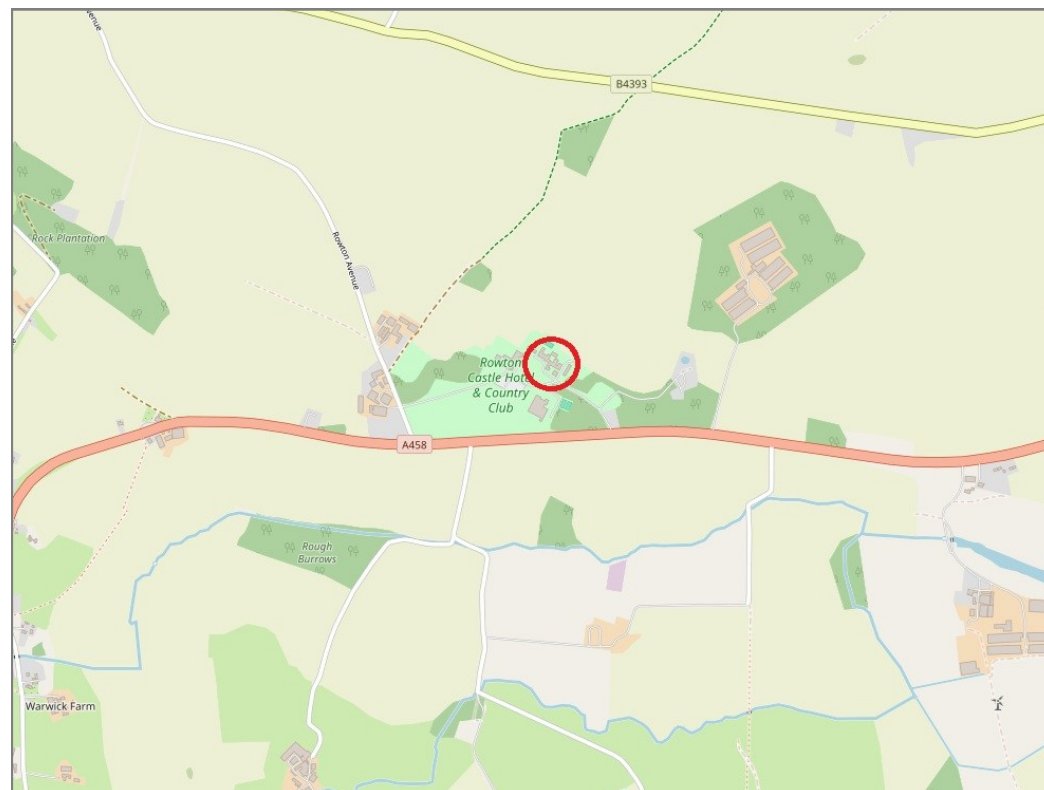
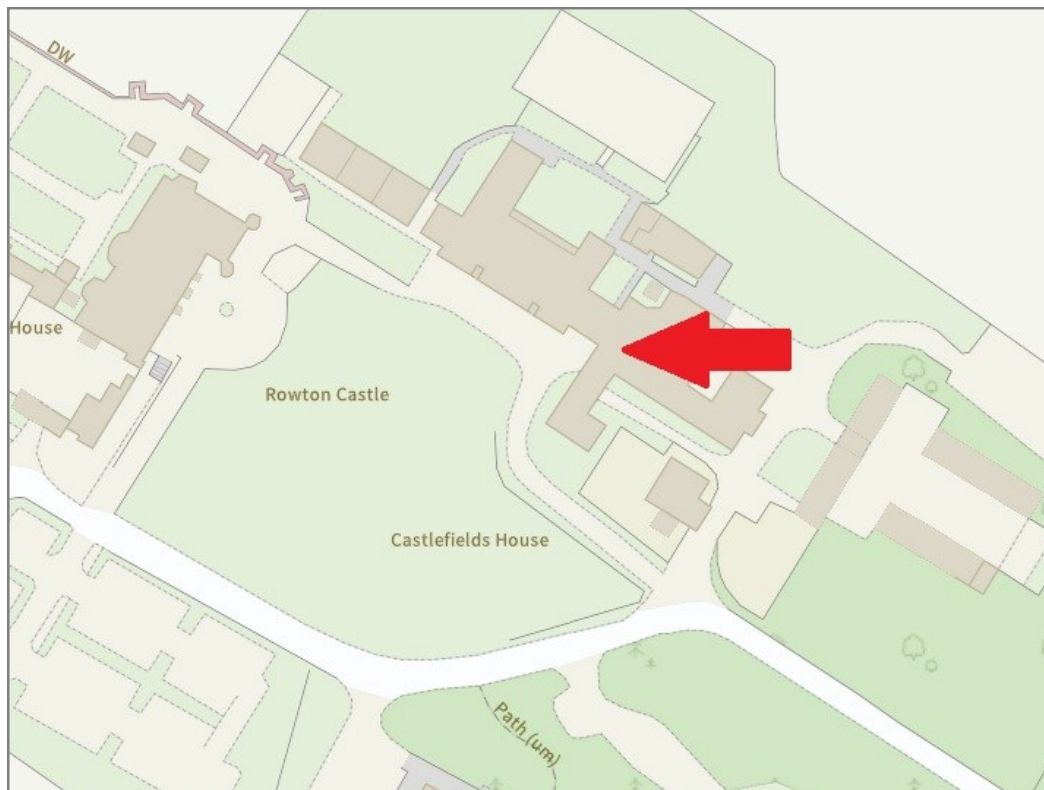
£275,000 Share of Freehold — 2 bedroom duplex apartment

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	Mains water and electricity are connected. LPG gas central heating and shared private drainage system.

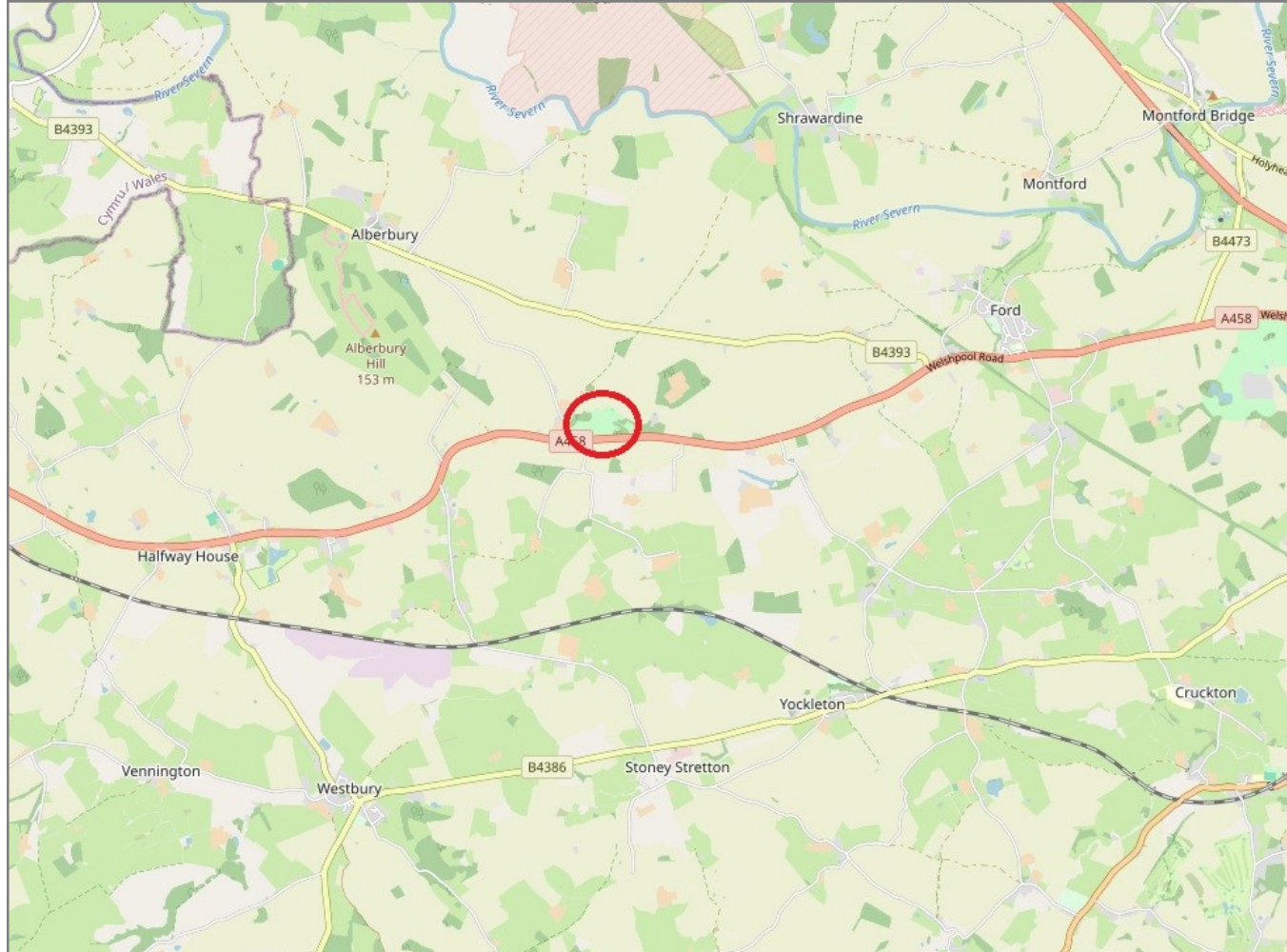
Tenure	Share of Freehold
Start of Lease	1979
Years remaining	143 years
Service Charge	£150 per month
Notes:	No pets allowed

Apartment V, Rowton Court, Shrewsbury, SY5 9EP

Coopergreenpooks.co.uk

£275,000 Share of Freehold — 2 bedroom duplex apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.