

BOWEN

PROPERTY SINCE 1862



Asking Price £94,995

Flat 2, Stanham House, Trimpley Court, Ellesmere,
SY12 0NY

🏠 1 Bedroom

🚿 1 Bathroom

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General Remarks

A first-floor leasehold apartment situated in the popular retirement complex of Trimpley Court. The property is conveniently located within walking distance of the popular market town of Ellesmere which provides a variety of local amenities.

General Information: The apartment is leasehold and located in the Grade II Listed Stanham House on the Trimpley Court retirement complex. Restricted to purchasers over 55 Years of age and prospective purchasers will be required to undergo an interview with the management company prior to any offer being accepted. The complex provides a resident manager, day room, residents conservatory as well as a programme of social activities. There is also the benefit of a 'Piper Lifeline' telephone system offering 24 hour emergency service. Please note that there are legal fees to be paid by the purchaser for the grant of a new lease. For further information, please contact the selling agent.



Location: The popular north Shropshire market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Main Entrance Door into Communal Entrance Hall:

Staircase to first floor:

Entrance Door:

Entrance Hall: Intercom telephone. electric wall heater. Airing cupboard housing cylinder,

Living/Dining Room: 15' 7" x 14' 2" (4.74m x 4.31m) Coving to ceiling, ornate timber fire surround and mantel, electric wall heater. Built-in storage cupboard with hanging rail and shelf.

Kitchen: 12' 2" x 6' 10" (3.71m x 2.08m) Vinyl flooring. Range of fitted wall cupboards and matching base units with worktop surface above, partly tiled walls, stainless steel sink and drainer, spaces for refrigerator and washing machine, built in electric oven with four ring halogen hob and extractor hood above, wall mounted electric radiator.

Bedroom: 13' 9" x 12' 4" (4.19m x 3.75m) Built-in wardrobes to one wall with centre vanity area with wall mirror and light above, electric wall heater.

Bathroom: 7' 5" x 5' 7" (2.27m x 1.69m) Vinyl flooring. Panel bath with 'Triton Avena' electric shower and, shower rail above, partly tiled walls, low level flush wc, pedestal wash hand basin with tile splash, wall mirror and shaver light point above, electric wall heater.

Ground Rent 2026-2027 £75.00 PA payable annually

Service Charge /Ground Rent 2026-2027:

Service Charge 2026-2027 £235.00 payable monthly
The service charge covers the residential secretary services, garden maintenance, window cleaning, emergency alarm system, cleaning of communal parts, external painting, building insurance, management and administration fees.

Council Tax Band 'C' Awaiting EPC Rating:

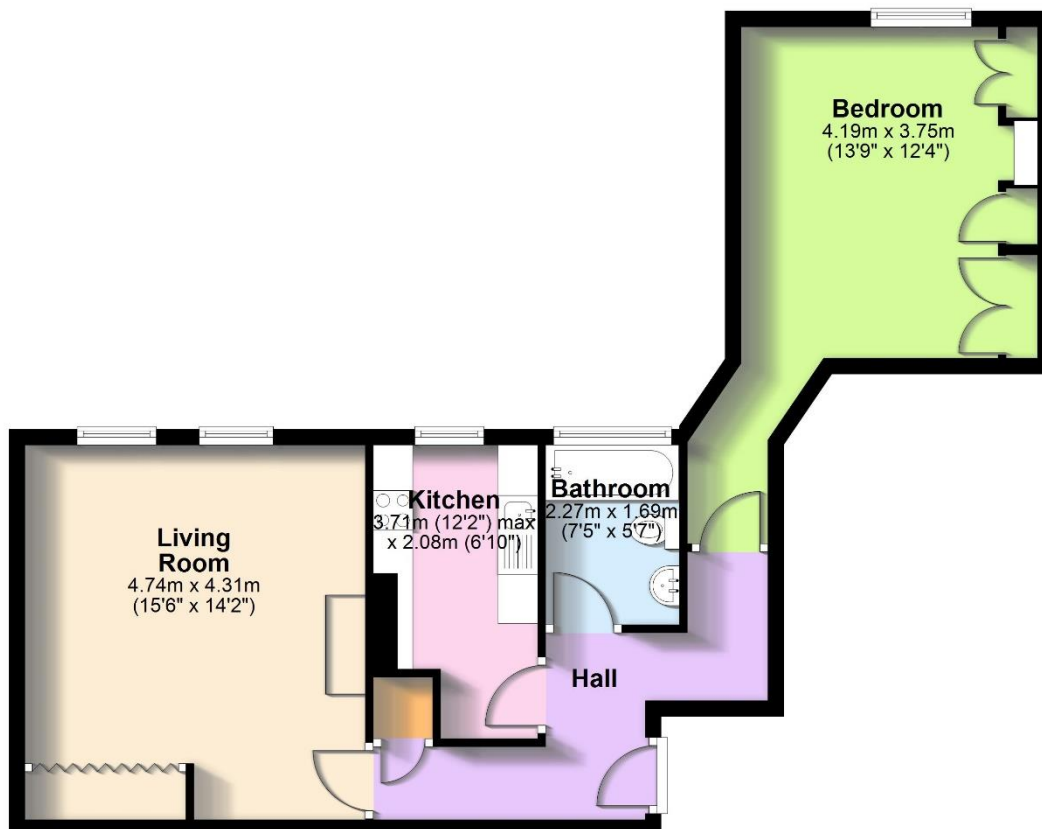
Tenure - LEASEHOLD: We understand that the property is leasehold with vacant possession upon completion. The original term of lease is 125 years and understand approximately 85 years remaining.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Directions: From the Agents office in The Square proceed along Cross Street to the roundabout, take the first left onto Willow Street taking the 2nd right turning into Trimpey Street (B5068). Take the next left turn into Trimpey Court where Stanham House can be identified on the right handside.

Ground Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



A property business
steeped in heritage
with a forward
thinking outlook.

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