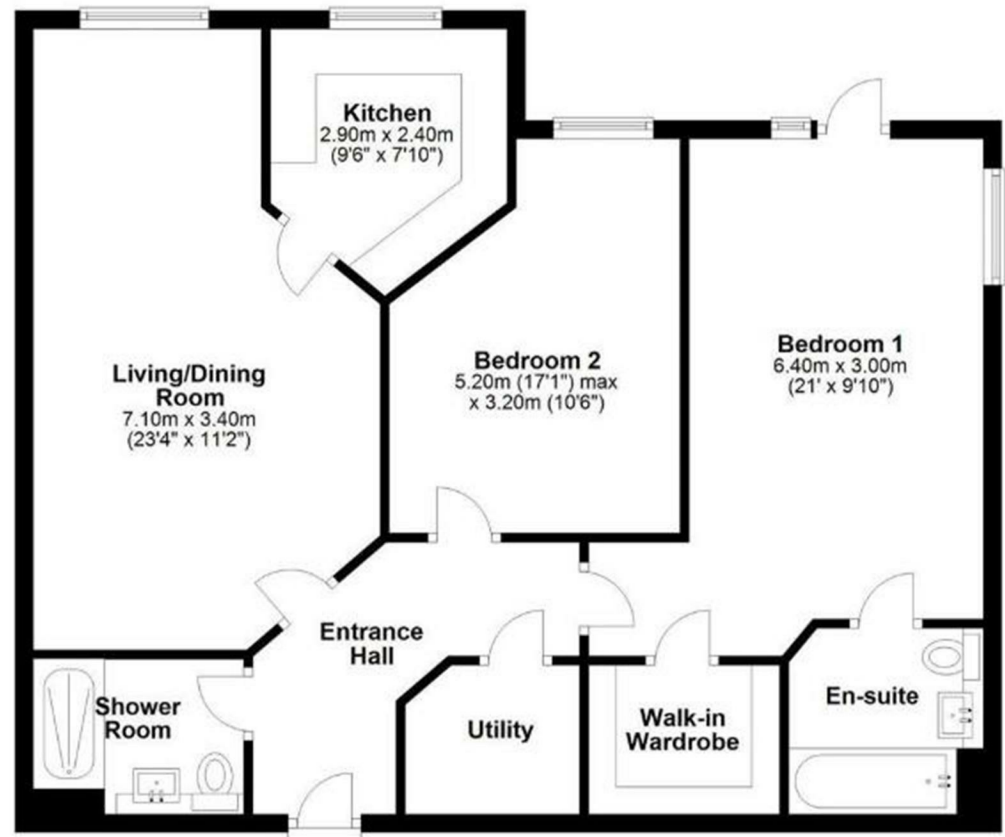


FOR SALE

2 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX



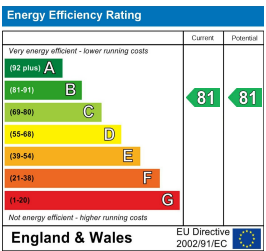
FOR SALE

Offers in the region of £275,000

2 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An incredibly well appointed, spacious and immaculately presented retirement apartment, situated on the ground floor of the sought after Summerfield Place development, that offers a great communal sitting/kitchen area and beautiful gardens.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Close to town amenities.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Well presented development
- Guest accommodation
- Weekly social events inc yoga, games afternoon, arts and crafts and film nights
- 2 double bedrooms
- Private parking space
- NO ONWARD CHAIN

**DIRECTIONS**  
What3words: ///bonus.decent.powers

**SITUATION**  
The apartment is situated for easy access to a variety of excellent local amenities including Sainsbury's local supermarket, public houses, take-away outlets, independent restaurant's and cafe's as well as tranquil riverside walks leading to The Quarry Park and the historic town centre of Shrewsbury.

**DESCRIPTION**  
Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60.

2 Summerfield Place is a substantial, well appointed, beautifully presented and impressive two double bedroom retirement apartment. The complex offers a residents lounge as well as beautifully landscaped communal grounds, a privately owned car parking space, 24 hour emergency call system, house manager, separate guest accommodation and lift access to all floors.

The development has secure communal entrance door with a hallway that leads passed the communal sitting area to the entrance door which leads to a reception hallway, large sitting/dining room, modern fitted kitchen with a range of built-in appliances, the principle bedroom with fitted walk-in wardrobe, en-suite bathroom and direct access to the apartments own outside patio area and parking spot beyond, a second bedroom, shower room and WC. There is NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**SECURE COMMUNAL ENTRANCE**  
Gives access to:-

**COMMUNAL HALL**

**RECEPTION HALLWAY**  
Having wall-mounted Tunstall 24 hour emergency system, walk-in storage cupboard housing pressurised water system and space and plumbing for washing machine, wall-mounted digital controlled electric heater, recessed spotlights to ceiling. Door from reception hallway gives access to:-

**SITTING/DINING ROOM**  
Double glazed windows to front, electric fire with decorative fire surround.

**MODERN FITTED KITCHEN**  
Having a range of modern eye level and base units, integrated oven, fridge freezer, fitted worktop's with inset sink with mixer tap over, four ring electric hob with stainless steel cooker canopy over, UPVC double glazed window, tiled floor, space for a microwave and plumbed for dishwasher.

**BEDROOM ONE**  
With UPVC double glazed window and door to the front, wall-mounted digital controlled electric heater, walk-in wardrobe with fitted hanging rail and fitted shelving. Door to:-

**ENSUITE BATHROOM**  
A panelled bath with mixer shower over, shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, heated chrome style towel rail, censored wall-mounted mirror, part tiled to walls, tiled floor, extractor fan to ceiling.

**BEDROOM TWO**  
With UPVC double glazed window to front, wall-mounted digital controlled electric heater.

**SHOWER ROOM**  
Tiled shower cubicle with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, part tiled to walls, tiled floor, censored wall-mounted mirror, heated chrome style towel rail.

**OUTSIDE**  
Electric gated access leads to a secure residents car park where there is an allocated car parking space and visitor parking. There are a variety of beautifully kept communal grounds with seating areas to the rear.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TERMS OF LEASE**  
999 years from June 2018 - 992 years remaining  
Ground rent: £247.50 every 6 months  
Service charge: £5198 per annum

**SERVICES**  
Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.