



42 Radbrook Hall Court, Radbrook, Shrewsbury, SY3 9AF

3 bedroom duplex apartment — £235,000 Leasehold

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Coopergreenpooks.co.uk

£235,000 Leasehold — 3 bedroom duplex apartment

sales@cgpooks.co.uk

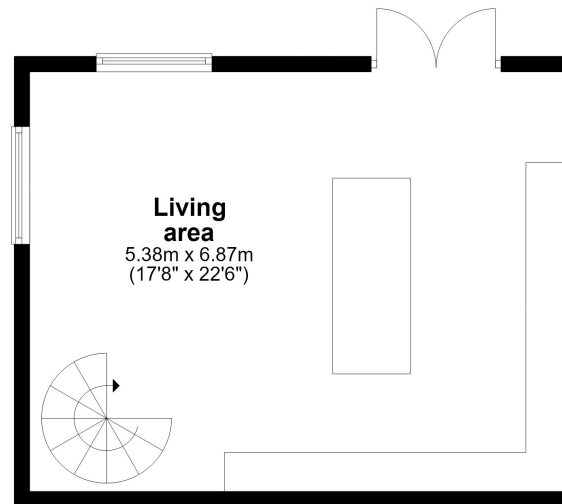
This spacious and significantly improved three double bedroom duplex apartment has a dual aspect and is tucked away in a quiet location, with a lovely outlook and direct access to patio and communal grounds.

KEY FEATURES

- Entrance hall with video entry phone system, wood effect flooring and doors to bedrooms and bathroom, as well as a spiral staircase which leads to the lower ground floor.
- Good sized open plan living space which has windows to two elevations and glazed double doors providing direct access to a paved patio and the communal gardens.
- The stylish, high quality re fitted kitchen has an extensive range of units, along with a large island and breakfast bar and integrated appliances.
- There is a bathroom and three double bedrooms situated on the upper ground floor, one of which has been used as an additional reception/hobbies room.
- The main bedroom has built in wardrobes, a Juliet balcony overlooking the gardens and a recently re fitted en suite shower room.
- uPVC double glazed windows and electric heating.
- There is lots of private parking for both residents and guests who are provided with permits.
- Extensive secluded communal grounds which the apartment has direct access to.
- Very good location in a popular and very convenient area of the town, less than a mile from the Quarry park and town centre.

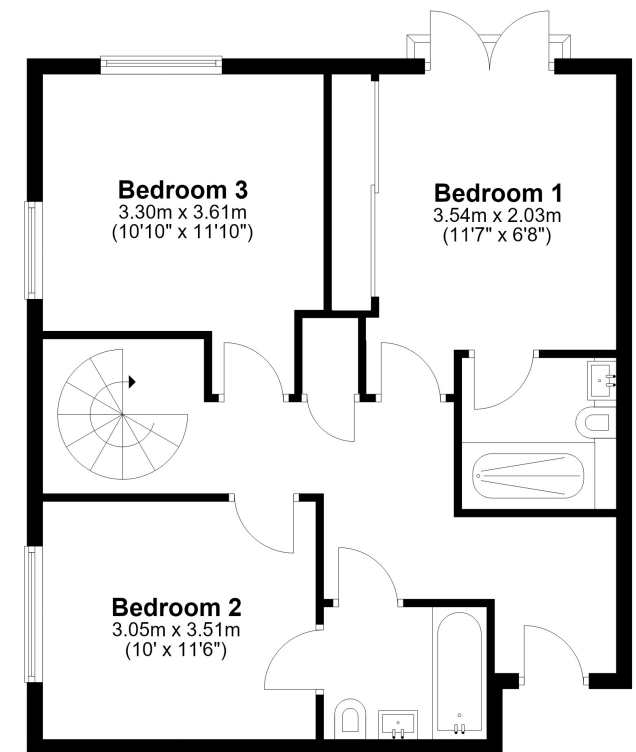
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.5 sq. feet)
(excluding Balcony)



Total area: approx. 98.2 sq. metres (1057.4 sq. feet)







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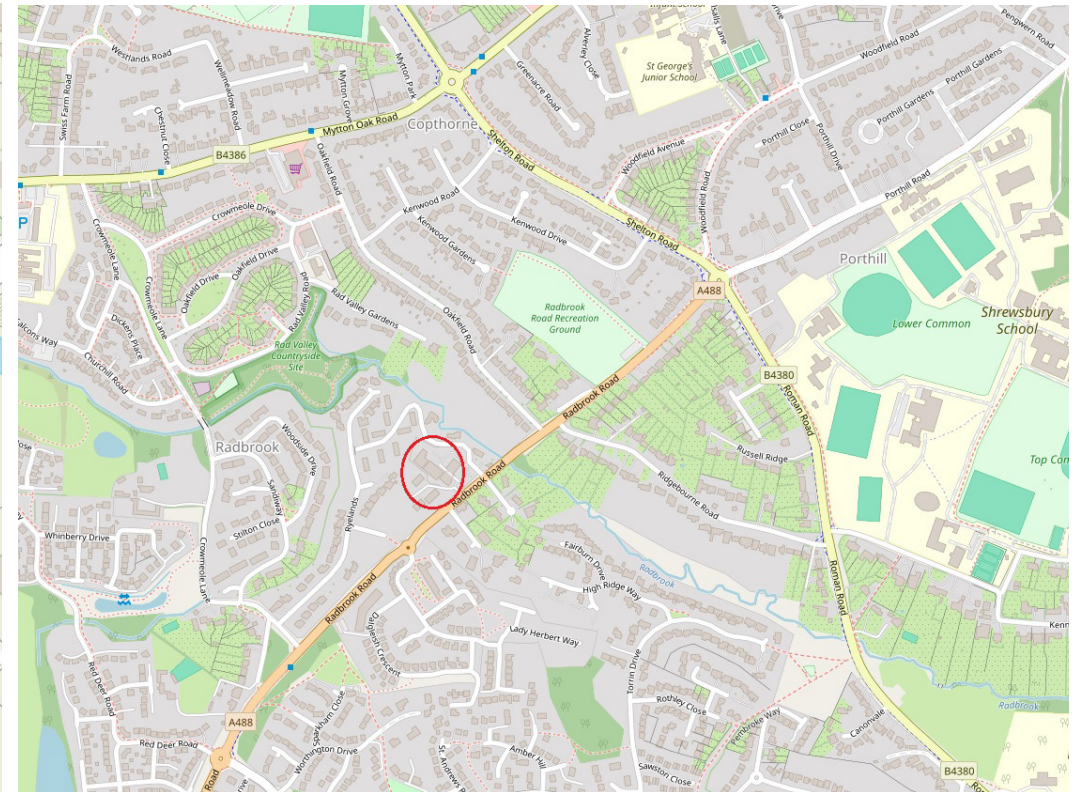
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BOUNDARIES NOT CONFIRMED



Local Authority
Council Tax
EPC Band
Services

Shropshire Council
Band C
TBC
Mains water, electricity and drainage are connected. Electric heating.

Tenure
Lease Length
Service Charge
Ground Rent

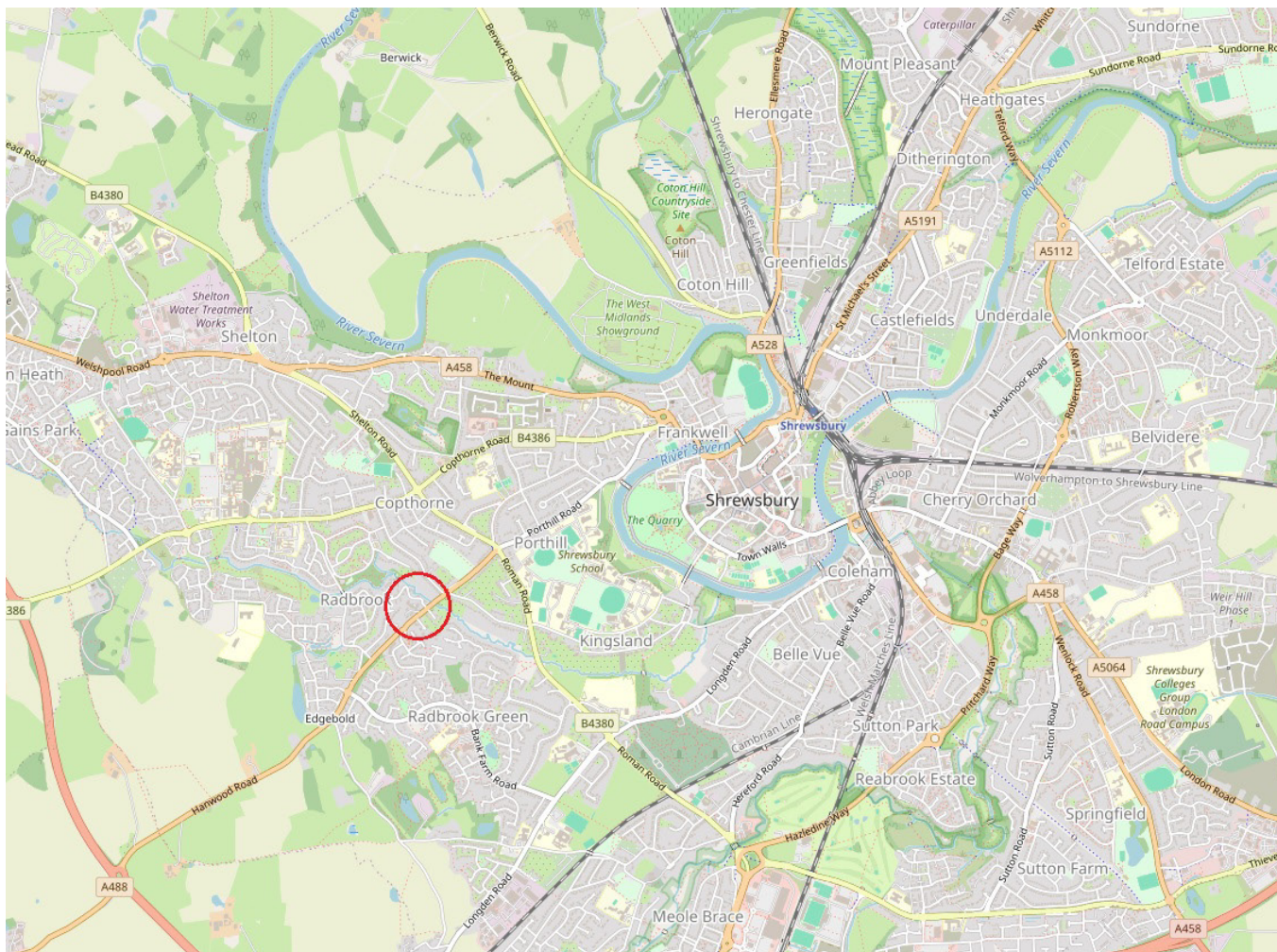
Leasehold
199 years from 2007
£1,515 per annum
£250 per annum

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