



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

1 bedroom retirement apartment—£180,000—Leasehold

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

Coopergreenpooks.co.uk

£180,000— Leasehold— 1 bedroom retirement apartment

Coopergreenpooks.co.uk/property/29143

This immaculately presented and well-designed first floor apartment offers spacious and practical accommodation with a lovely view over beautifully landscaped communal gardens. The property is located within a popular modern development, just 10 minutes from the town centre, and has been purposefully built with the over 60's in mind.

KEY FEATURES

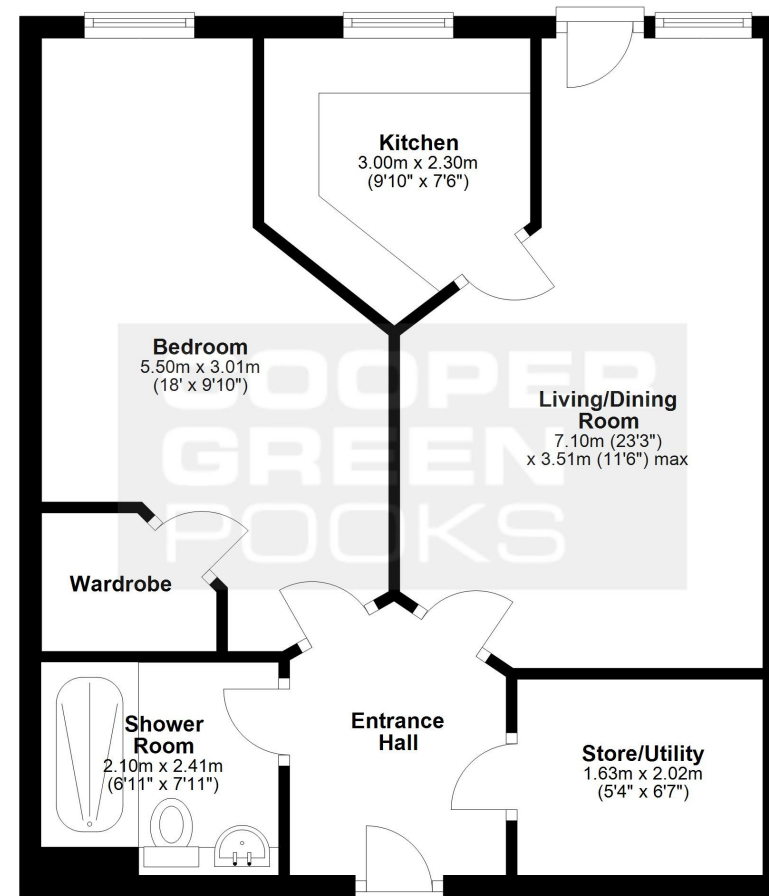
- Good sized entrance hall and very useful store/utility room with plumbing and additional shelving
- Open plan living/dining room with feature Juliette balcony overlooking communal grounds
- Fitted kitchen, complete with integrated appliances
- Large double bedroom and walk-in wardrobe
- Separate shower room with double length cubicle
- uPVC double glazed windows, electric heating and air conditioning
- Fantastic communal gardens surround the building, comprising areas of lawn, raised beds and paved terraces for residents to enjoy
- On duty house manager to offer help and support where needed
- Other features include a resident's lounge, guest suite and thriving community
- Private allocated parking space included in the sale

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



First Floor
Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 49.9 sq. metres (537.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



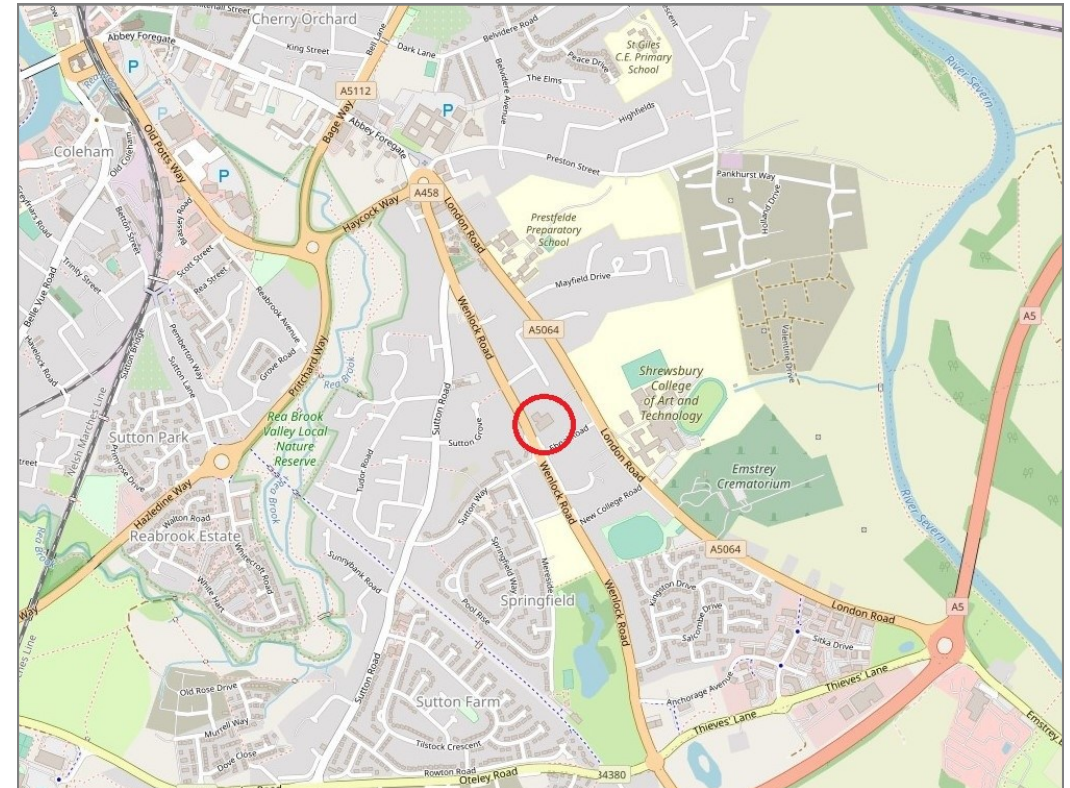
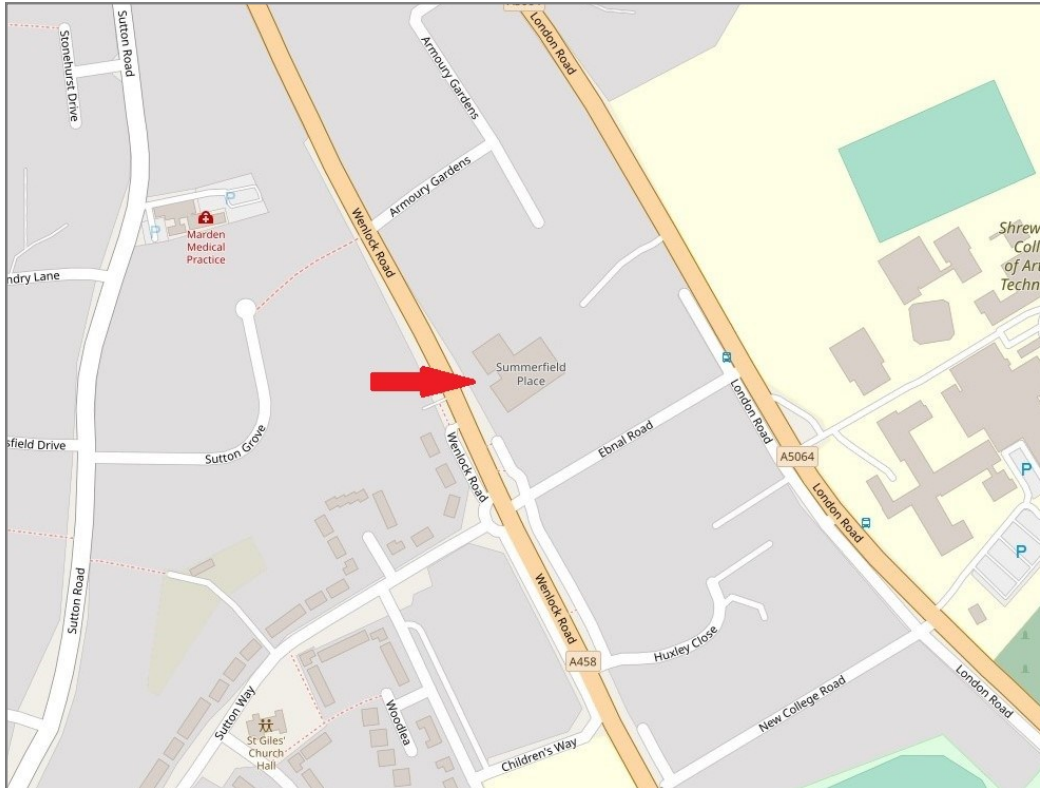




22 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

£180,000— Leasehold— 1 bedroom retirement apartment

Coopergreenpooks.co.uk/property/29143



Tenure	Leasehold
Lease	99 years from 2019
Ground rent	£400 pa
Service Charge	£210 pcm
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
Services	Mains water, electricity and drainage are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



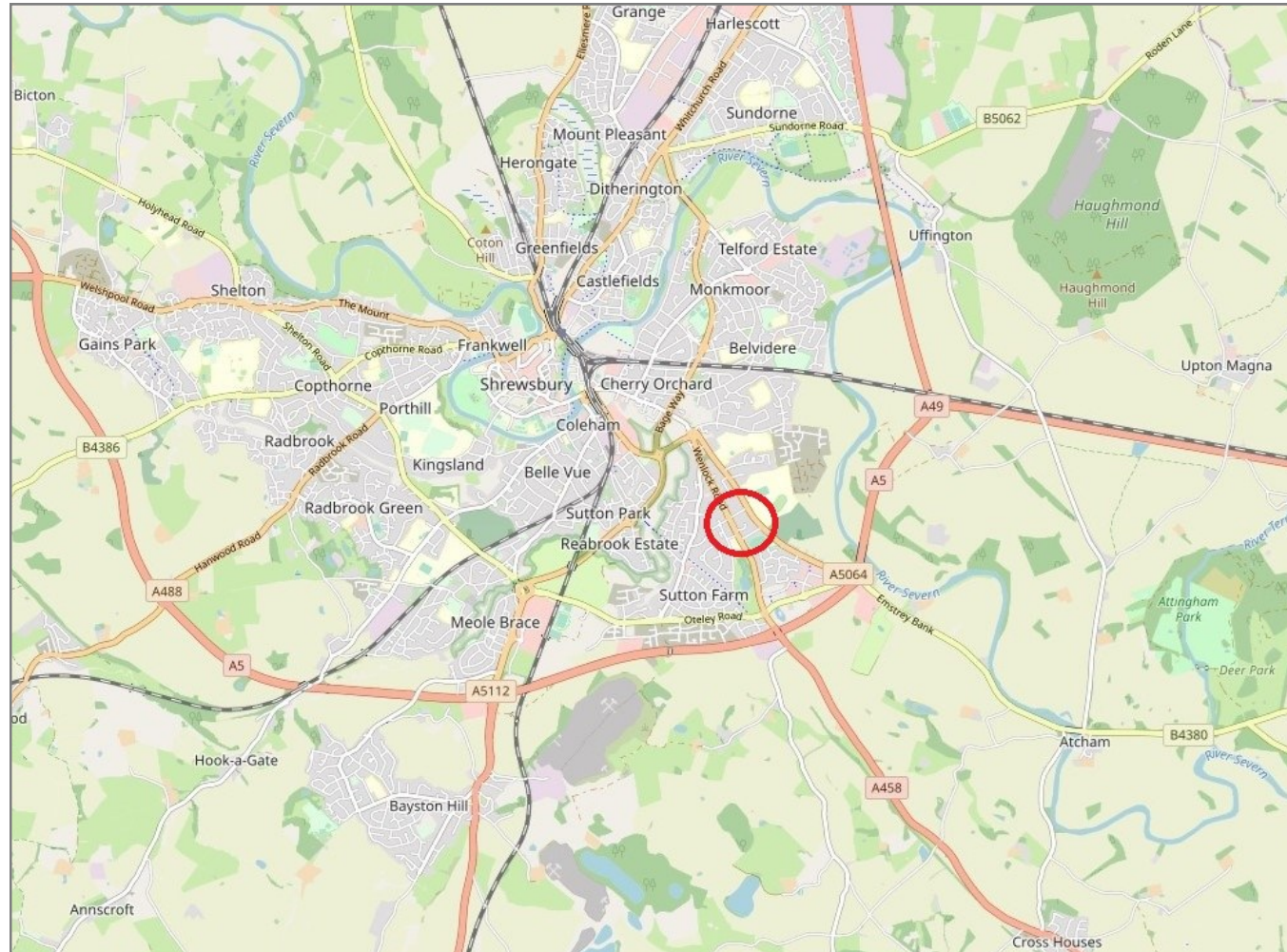
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Coopergreenpooks.co.uk

£180,000— Leasehold—1 bedroom retirement apartment

Coopergreenpooks.co.uk/property/29143



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.