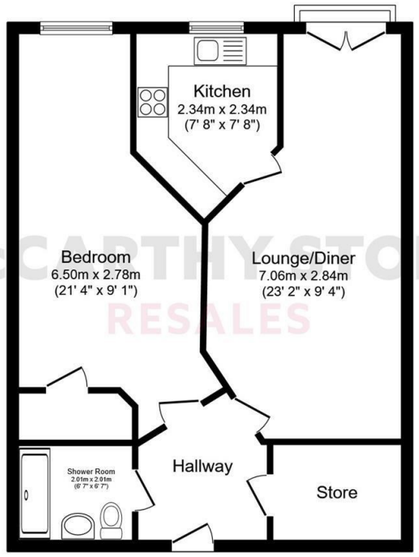
McCarthy Stone
Resales



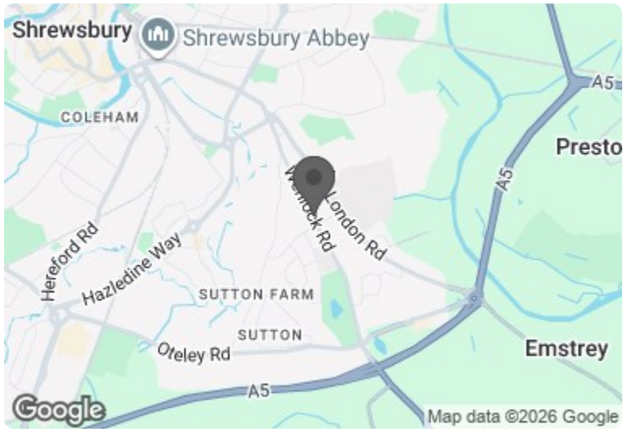
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RESALES

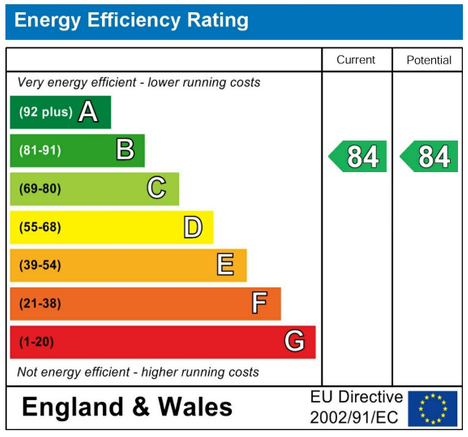
Total floor area 66.5 sq.m. (715 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

22 Summerfield Place

117 Wenlock Road, Shrewsbury, SY2 6JX







PRICE REDUCTION

Offers in the region of £180,000 Leasehold

LUXURY ONE BEDROOM RETIREMENT APARTMENT - FOR OVER 60'S
McCarthy & Stone Resales are delighted to offer this highly desirable one bedroom, first floor apartment with Juliette balcony.

Having a welcoming entrance hallway, fully tiled shower room. A spacious lounge offers ample space for a lounge suite and a dining table if required with Juliette balcony. Modern fitted kitchen having integrated appliances. Double bedroom with walk in wardrobe

50% shared ownership, also available - please contact us for details.

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Summerfield Place, 117 Wenlock Road,

1 Bed | £180,000

Summerfield Place
Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60. Shrewsbury is a picturesque medieval town showcasing many heritage-listed buildings. With lots of character and plenty of community events, being the County Town of Shropshire, this is a great place to live - with a McCarthy & Stone property putting you right in the heart of things.
Summerfield Place is a close-knit community, made up of just 15 one-bedroom apartments and 17 with two bedrooms. The properties are equipped with fully fitted kitchens including an oven, hob and hood, and an integrated fridge-freezer, heated towel rails and walk-in wardrobes.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped gardens, a dedicated house manager on call, the Communal lounge with Wi-Fi and a guest suite for visitors to stay in. For complete peace of mind, there is also a 24-hour call system, intruder alarms, fire detection equipment and a secure camera entry system.

Entrance Hallway
Solid wood front door with spy hole and letter box leading in to a welcoming hallway. Wall mounted emergency speech module. Door to a good size storage cupboard. All other doors to bedroom, living room and shower room. Ceiling light fitting. Power sockets.

Living Room
A generous living room offering ample space for a lounge suite and a dining table if required. French doors open out to a Juliette balcony. Two ceiling light fittings. TV point, telephone point. Power sockets. Door to separate kitchen.

Kitchen
Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Composite sink with mono lever tap, drainer and window above which overlooks gardens. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

Bedroom
Generous double bedroom with twin ceiling lights. Door off leads to a walk in wardrobe housing shelving and hanging rails. TV and telephone point, fitted carpets and raised electric power sockets.

Shower room
Part tiled and fitted with suite comprising walk-in shower with glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor

Lease information and ground rent
Ground rent £425.00 per annum
Ground rent review date: June 2033
Lease term 999 years from June 2018

Service Charge Details
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Current Service Charge £3,533.79 for financial year ending 30/09/2027.

Parking
Please contact us

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

PRICE REDUCED











