

APARTMENT 1 RADBROOK HOUSE

46 STANHILL ROAD | SHREWSBURY | SHROPSHIRE SHROPSHIRE | SY3 6AL







An attractively presented and neatly appointed independent ground floor retirement apartment, set in this highly sought after and most popular retirement development.

Offers in the region of £115,000





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- **Popular location**
- **Spacious accommodation**
- **Ground floor apartment**
- **Communal areas**
- **Independent access**
- **No onward chain**

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge and follow the road to the Frankwell island. Take the first exit onto Copthorne Road, and then left onto Pengwern Road Proceed ahead turning right onto Port Hill and at the Port Hill roundabout, head straight over onto Radbrook Road and continue until the next mini roundabout taking the left turn into Bank Farm Road. Turn right into the Co op supermarket car park and continue along, following it around to the left and into the communal residents car park. Apartment 1 is positioned to the ground floor and has an independent access door.

SITUATION

The apartment is situated in the popular area of Radbrook, with a good range of amenities close by including a shopping centre, post office, doctor and dental surgeries and takeaways. A regular bus service gives access to the town centre, which offers a fashionable and comprehensive range of facilities, together with a rail service.

DESCRIPTION

Apartment 1 offers a unique opportunity to purchase an independent ground floor apartment which forms part of the highly desirable Radbook House. Radbrook House itself, offers an excellent range of communal areas and each room has an emergency alarm system. There is a bright dining room, in which lunch can be taken for a modest charge (further information to be discussed with the manager of Radbook House). The development also offers a laundry and residents lounge with an adjoining conservatory. The apartment offers deceptively spacious and generous accommodation. The lounge/diner is attractively proportioned and has an archway leading through to a modern kitchen with a range of integral appliances. A large reception hall then leads through to the spacious double bedroom and the bathroom, which has a separate shower. Also off the reception hall is an interconnecting door which links through to the main Radbrook House.

ACCOMMODATION

STORM PORCH

Panelled part glazed UPVC entrance door leading into:

LOUNGE DINER

18'3" x 13'2" (5.56 x 4.01)
Archway to:

KITCHEN

12'6" x 5'6" (3.81 x 1.68)
Tile effect vinyl flooring, and providing a modern matching range of eye and base level storage cupboards and drawers with work surface over and incorporating a 1 ½ bowl stainless steel sink unit and drainer with mixer tap over. Integral Electrolux dishwasher, integral AEG electric oven and grill with ceramic hob unit over with stainless steel splash and filter hood. Integrated fridge freezer.





SPACIOUS INNER HALLWAY
Built in storage cupboard, built in airing cupboard housing the hot water cylinder with slatted shelving over. Internal access door leading into Radbrook House.

BEDROOM
13'6" x 12'8" (4.11 x 3.86)

SPACIOUS BATHROOM
Tile effect vinyl flooring and providing a white suite comprising of low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, panelled bath, large shower cubicle with half screen and splash curtain, part tiled walls, extractor fan.

OUTSIDE
The apartment has use of a communal car park, which is designated on a first come first served basis. The apartment does offer some outdoor seating areas.

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 £36 (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 sale particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

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

TERMS OF LEASE
Lease: Expiry Date - 30/09/2132 (125 years)

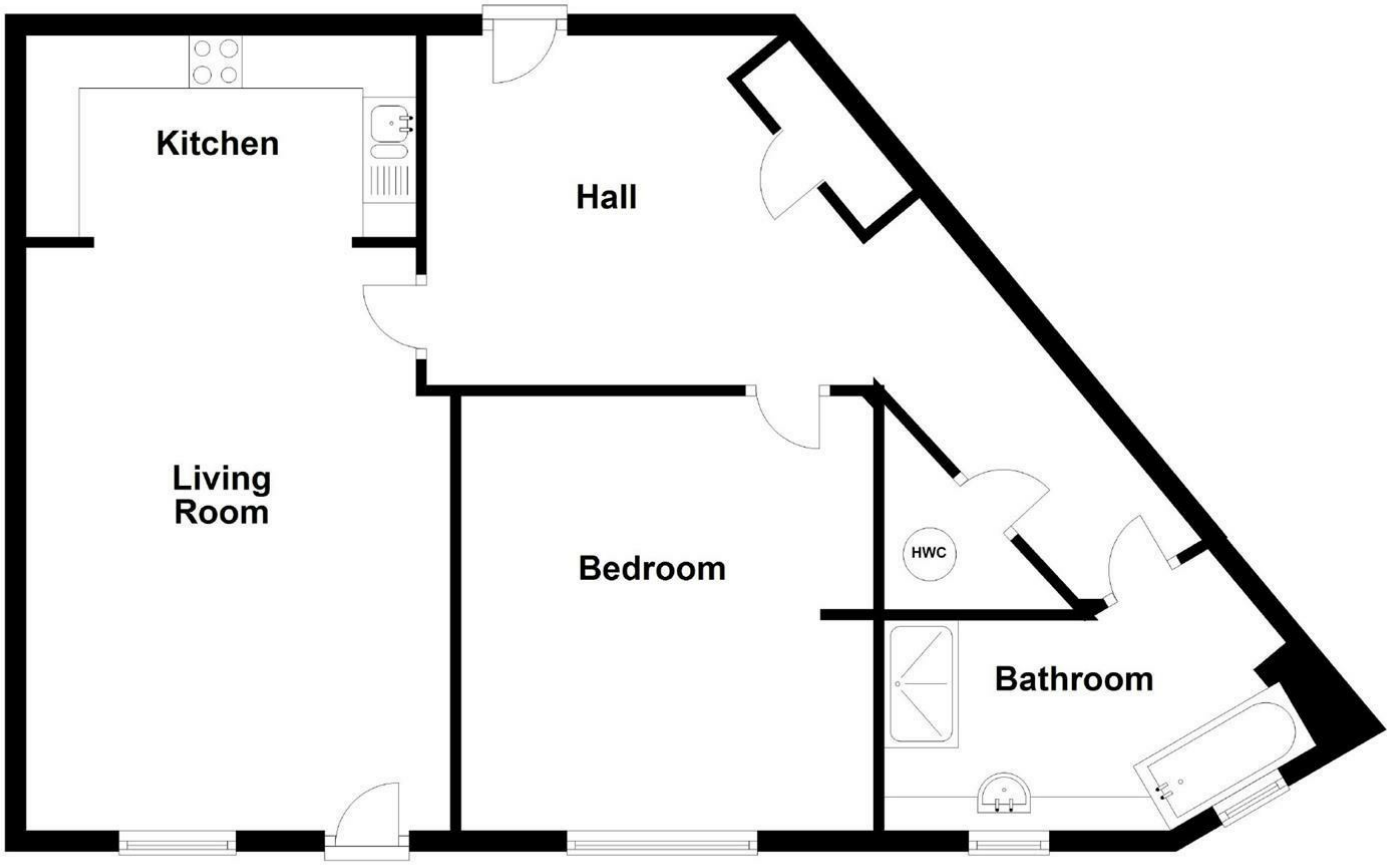
Ground Rent: £250 per annum

Maintenance Charge: £8425.19 (October 2023)

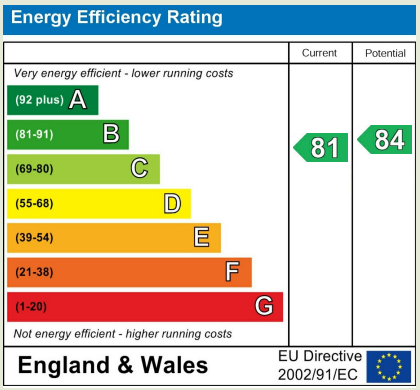
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Ground Floor

Approx. 75.8 sq. metres



Total area: approx. 75.8 sq. metres



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

SHREWSBURY SALES

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