



**Apartment 8, Summerfield Place, Wenlock Road, Shrewsbury,
Shropshire, SY2 6JX**
£325,000

In our opinion, this south facing ground floor 2 bedroomed apartment, is one not to be missed, located on the exclusive retirement living development on Wenlock Road, Shrewsbury. The location itself has easy access to public transport and local shopping centers, and the apartments own parking space close by to both the communal door and your own private door accessed via the garden pathway. NO UPWARD CHAIN.



Visitors also have two designated spaces to park when visiting. This development is designed to create a calm, high end lifestyle for private owners over 60 years. It offers the luxury of your own personal home with the option to join in the communal areas such as the resident's lounge and kitchen area which leads out onto a beautifully developed communal seated garden area with manicured lawns and planted shrubbery areas.

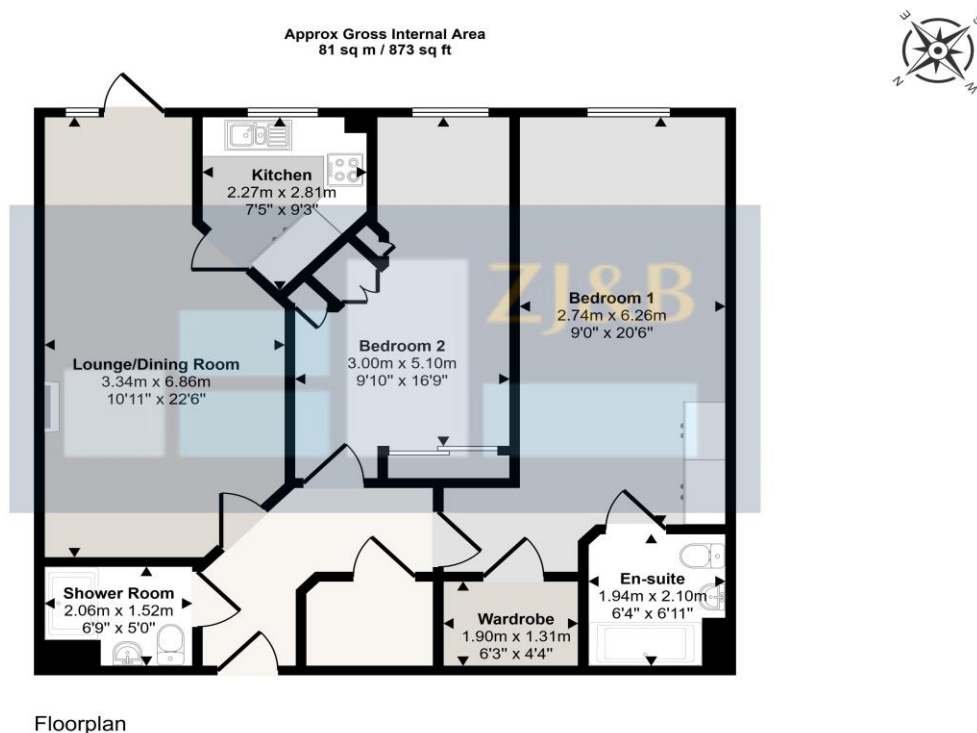
The development also employs a on duty warden from 9am until 2pm. The beautifully presented apartment on offer is a real catch, offering ground floor living, your own garden/patio area to not lose the option to potter with potted shrubs and sit under your canopy during the hot summer months. The hallway has an entry phone system connected to the front communal doorway. It opens onto a light airy lounge dining room with a focal electric flame fireplace and views out the patio doors to the private garden area.

The kitchen is cleverly designed and well equipped with a full range of appliances, to include an integrated fridge freezer, Bosch oven, hob and cooker hood with a recent addition of a integrated Hotpoint dishwasher and overlooking the uninterrupted private garden area.

The master bedroom has a spacious walk-in wardrobe, also enjoying a further range of Sharp double fitted wardrobes with a door leading to its own ensuite shower room. The en-suite shower room has recently been upgraded to include a walk in shower, toilet and vanity sink unit with a large bathroom cabinet above, offering further storage and a touch screen lit mirror. The second bedroom is a versatile large room with further storage, it is currently used as a Bedroom/Study area. A further cloak/shower room is an added bonus and beautifully presented with easy accessible shower, toilet and vanity unit with integrated sink and a touch screen mirror.

There is access via the hall to a closet room housing a washing machine/dryer and the boiler, an extra additional space for storage. The apartment has double glazing lockable windows and doors. If you are looking for a top-class ground floor apartment to call your home, we think we may have found it for you!

Agent Notes: Ground Rent is £247.50 per half year. Service Charge is £441.72 per month. Lease Start Date - 4th February 2019. Lease End Date - 1st June 3017. Lease Term - 999 years from 1st June 2018 with 991 years remaining.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

8 Summerfield Place Wenlock Road SHREWSBURY SY2 6JX	Energy rating B	Valid until: 27 November 2028 Certificate number: 8838-7639-6839-0168-7926
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Property type Ground-floor flat

Total floor area 86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Council Tax Band D

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whole of Market clear and relevant tailored to your individual needs and circumstances.

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