



20 Denehurst Court, Shrewsbury Road, Church Stretton,
SY6 6EQ

Shrewsbury & Country House Sales

**MILLER
EVANS**

20 Denehurst Court, Shrewsbury Road,
Church Stretton, SY6 6EQ

£120,000

Leasehold

- A well appointed first floor retirement apartment
- One bedroom and shower room
- Living room/dining room and kitchen
- Communal gardens and grounds
- Resident House Manager
- Guest flat available to rent



This well appointed and well maintained, first floor one bedroomed retirement apartment benefits from electric heating, double glazing, a resident House Manager and Emergency Care Line System. The apartment comprises : entrance hall with large store room, living room, kitchen, good sized double bedroom and shower room. Communal facilities including superb lounge, kitchenette, laundry room, attractive grounds and gardens and communal parking. There is the added benefit of a Guest Flat, which is available to rent.

Denehurst Court lies in the heart of the picturesque South Shropshire town of Church Stretton and is within walking distance of all the local amenities including shops, café's and restaurants, the Railway Station and Co Op supermarket. The attractive Cardingmill Valley is only a short distance away, whilst the nearby towns of Shrewsbury, Much Wenlock and Ludlow are also easily commutable.





HALLWAY
7'6" x 6'7"
Large store cupboard

LOUNGE / DINING ROOM
17'8" x 9'4"
Juliette Balcony overlooking gardens

KITCHEN
9'4" x 5'9"
Fitted with a range of matching wall and base units

BEDROOM
18'5" x 8'11"
Built in wardrobes

SHOWER ROOM
7'6" x 5'11"
Large shower cubicle, wash hand basin, wc

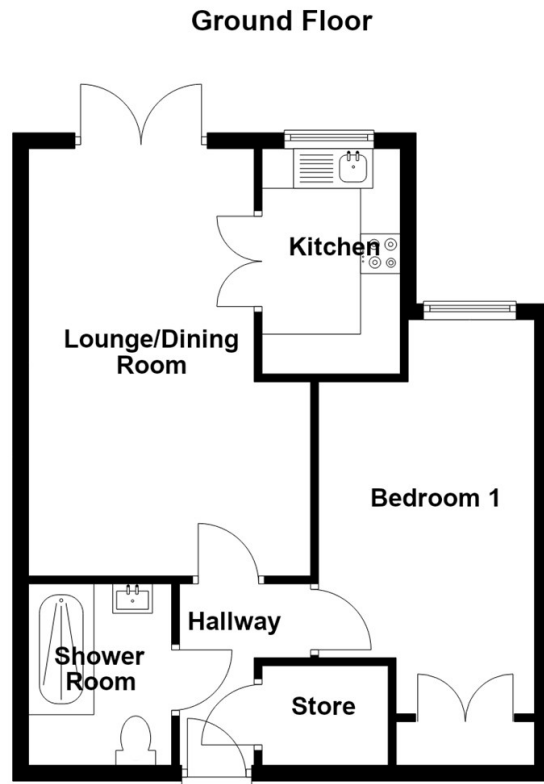
GARDENS AND GROUNDS

Well maintained gardens with a communal parking area.



HOW TO GET THERE

When approaching from the office in the Square take the Shrewsbury Road towards All Stretton and after approx. half a mile the development will be found on the left hand side.



Total area: approx. 493.7 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced. This property may be subject to additional management service charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

**MILLER
EVANS**

FIND OUR PROPERTIES ON: OnTheMarket.com

rightmove.co.uk
The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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