

Apartment 10 Radbrook House, 46 Stanhill Road,
Shrewsbury, Shropshire, SY3 6AL

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Occupying a pleasing GROUND floor position on this prestigious development, this is a spacious and well proportioned two double bedroom ground floor retirement apartment. The development offers residents many benefits some of which include: Residents restaurant with concessionary rates for meals (currently £4.00 for 3 courses) Monday - Friday lunchtimes, 1hr cleaning per week supplied by Battlefield Care, a House Manager/Warden available Monday to Friday 9am - 5.30pm and Apello 24hr emergency system. This development is within striking distance of excellent local amenities some which include: Co Op supermarket, post office, takeaway outlets, doctors surgery and is on a frequent bus route to the Shrewsbury town centre. This is apartment is being offered for sale with NO UPWARD CHAIN and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Secure communal entrance hall with communal lift and stairs, reception hallway, lounge/diner, attractive kitchen with built-in appliances, two double bedrooms both with fitted wardrobes, spacious bathroom with walk-in shower, separate bath, UPVC double glazing, electric heating, residents communal parking, communal grounds, scooter room with charging point, family room available to rent for visitors to stay in if available at a small cost...manager on site can confirm any information needed and NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal hallway

Door from communal hallway gives access to:

Reception hallway

Having wall mounted telephone intercom system, Dimplex night storage heater, coving to ceiling, wall mounted Dimplex digital heating control panel, shelved storage cupboard, further cupboard housing Dimplex tank.

From reception hallway door gives access to:

Lounge/diner

18'0 x 10'9

Having two UPVC double glazed windows to front, Dimplex night storage heater, attractive coal effect electric fire with contemporary fire surround, TV and telephone points, coving to ceiling.

From lounge/diner access is given to:

Attractive kitchen

11'11 x 5'10

Having modern eye level and base units with built-in cupboards and drawers, integrated double oven, slim line dishwasher, fridge with small freezer compartment, four ring electric hob with stainless steel cooker canopy over, tiled splash surrounds, vinyl tiled effect floor covering, under unit lighting.

From reception hallway doors then give access to:
Two double bedrooms and bathroom.

Bedroom one

12'8 x 9'9

Having UPVC double glazed window to front, wall mounted electric heater, large built-in wardrobe, TV aerial point.

Bedroom two

12'0 excluding recess x 8'10

Having UPVC double glaze window to front, wall mounted electric heater, large built-in double wardrobe.

Bathroom with walk-in shower

Comprising a four piece suite having panel bath, walk-in shower, wash hand basin set to vanity unit with storage cupboards below, WC with hidden cistern, vinyl tiled effect floor covering, part tiled to walls, extractor fan to ceiling, heated towel rail.

Outside

There is a communal residents parking and low maintenance communal grounds.

AGENTS NOTE

The service charge includes: water, building insurance, external works, external window cleaning, up keep of communal grounds, residents lounge, residents laundry room, one 1hr of cleaning per week, house manager/warden, Apello 24hr emergency care system.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 120 years
Ground rent £300.00 per annum
Service charge is currently £673.73 PCM
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

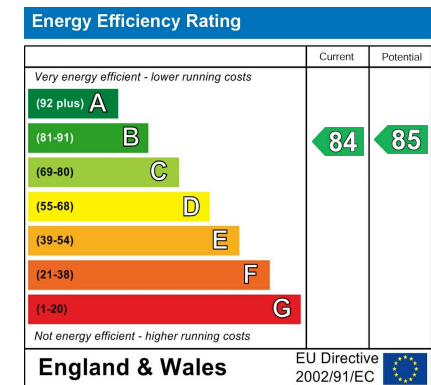
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Disclaimer

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

