



35 Stiperstones Court, Abbey Foregate, Shrewsbury,  
Shropshire, SY2 6AJ

[www.hbshrop.co.uk](http://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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £170,000**

Viewing: strictly by appointment through the agent

A spacious modern and well proportioned second floor McCarthy and Stone retirement apartment located on this sought after development. Situated approximately 0.5 mile east of the Shrewsbury town centre, Stiperstones Court is ideally situated being close to a variety of excellent local amenities and the town centre. The development has 24 hour on-site staffing, secure camera and entry systems along with a 24 hour emergency call system. The apartment is being offered for sale with no upward chain and early viewing is highly recommended.

#### Accommodation

Secure communal entrance with stairs and lift rising to second floor, entrance hallway, spacious lounge / diner, kitchen with built in appliances, large double bedroom with walk in wardrobe, wet room, well maintained communal grounds, residents parking (this is subject to availability with an annual fee payable) visitor parking, communal lounge, guest suite for visitors (subject to availability). No upward chain.

Secure communal entrance with communal lift and stairs rising to:

#### Second Floor Landing

Apartment entrance door gives access to:

#### Hallway

Having wall mounted pull cord emergency system, carpet with underfloor heating, loft access, walk in store cupboard with water cylinder unit. Wooden framed glazed door from hallway gives access to:

#### Lounge / Diner

20'6" x 10'5"

Having upvc double glazed French doors giving access to Juliette-style balcony, fitted carpet with underfloor heating, tv and telephone points. Wooden framed glazed double doors from lounge / diner gives access to:

#### Modern Kitchen

8'6" max x 8'1" max

Having a range of modern eye level and base units with built in cupboards and drawers, integrated stainless steel finished oven, fridge and freezer with matching fascias, fitted worktops with inset four ring electric hob with stainless steel cooker canopy over, upvc double glazed window overlooking the development's communal grounds, tiled floor with

under floor heating, stainless steel sink with mixer tap over.

Door from hallway gives access to:

#### Spacious Bedroom

21'9" max reducing to 16'3" x 9'11" max

Having upvc double glazed window overlooking the development's communal grounds, fitted carpet with underfloor heating, tv aerial point, large walk in wardrobe with fitted hanging rails and shelving.

From hallway door gives access to:

#### Wet Room

Having wall mounted mixer shower, low flush wc, wash hand basin with storage drawers below and mixer tap over, non slip floor covering, wall mounted heated towel rail, fully tiled to walls.

#### Outside

Having a range of well maintained communal grounds, residents parking (where available and an annual fee is payable) and visitor parking.

#### Services

Mains water, electricity and drainage are all available to the property. 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:  
Ground rent / service charge reviewed yearly T.B.C by solicitors  
Approximate Length of lease remaining is 250 years  
Ground rent £575.00 P/A  
Service charge Approx. £7,300 P/A

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).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

## FLOORPLANS

