HOLLAND BROADBRIDGE

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24 Summerfield Place Wenlock Road, Shrewsbury, SY2 6JX

www.hbshrop.co.uk









Offers In The Region Of £250,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

An extremely spacious, attractive and stylish two double bedroom second floor McCartney Stone apartment, offering an excellent blend of independent living, security and convenience. Well presented throughout and being offered For Sale with NO UPWARD CHAIN, the apartment provides well planned and comfortable accommodation ideally suited to those seeking a more manageable lifestyle without compromising on comfort, quality or independence. The development has been thoughtfully designed with residence needs in mind, providing the reassurance and support associated with McCarthy and Stone retirement living while enabling owners to maintain independent lifestyle. The excellent communal facilities create opportunities to socialize and meet liked minded neighbours, while the apartment itself remains a private and peaceful retreat. The complex occupies a convenient position on Wenlock Road and is well placed for a range of everyday amenities including the local shops and convenience stores whilst Shrewsbury town centre is within walking distance providing a wider selection of shopping, leisure and dining options. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Secure communal entrance hallway with communal stairs and lift giving access to communal first floor landing, reception hallway, L shaped lounge/diner with Juliet style balcony, modern kitchen with a range of Bosch built-in appliances, substantial master bedroom with feature walk-in wardrobe and ensuite bathroom, further large double bedroom, contemporary shower room, allocated car parking space access via electrically operated gates, beautifully maintained communal grounds and gardens with paved seating areas, 24 hour alarm call operating system, UPVC double glazing, electric heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to communal hallway, communal stairs and lift then rise to:

First floor landing
Door then gives access to:

Reception hallway
Having wall mounted digital control Dimplex electric heater and Tunstall emergency intercom system.

From reception hallway gives access to:

Large walk-in store cupboard
6'1 x 4'6
Having wall mounted Vent-AXIA system electricity consumer unit and electric water cylinder style unit, space for washing machine, telephone point.

Door from reception hallway gives access to:

L shaped lounge/diner
23'2 x 11'5 max
Having wall mounted digital control electric heater, TV and telephone and Sky point, UPVC double glazed windows to rear with UPVC double glazed door to side giving access to Juliet style balcony.

Door from lounge/diner gives access to:

Modern kitchen
9'5 max x 7'9
Having modern eye level and base units with built-in cupboards and drawers, integrated Bosch appliances which include: Oven, fridge freezer, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset sink drainer unit with mixer tap over, tiled floor, UPVC double glazed window to rear.

From reception hallway doors then give access to: Two large double bedrooms and shower room.

Bedroom one
19'10 max reducing down to 17'2 in x 9'5 excluding
Having UPVC double glazed window to rear, wall mounted digital control electric heater. Door from bedroom one gives access to:

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Feature walk-in wardrobe
16'2 x 4'6
Having fitted shelving unit, hanging rails and light.

Door from bedroom one gives access to:

Ensuite bathroom
Having panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, tiled floor, wall hung non touch mirror, extractor fan to ceiling, wall mounted heated chrome style towel rail.

Bedroom two
15'3 max x 9'11 max
Having UPVC double glazed window to rear, wall mounted digital Control electric heater, TV aerial point.

Shower room
Which comprises: A three piece modern suite having walk-in tiled shower cubicle with wall mounted mixer shower, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, part tilled o walls, wall mounted non touch mirror, heated chrome style towel rail, extractor fan to ceiling.

Outside
The property has the added benefit of having an allocated car parking space. There are beautifully maintained landscaped communal grounds and gardens with paved seating areas.

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 D

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 191 year
Ground rent £425.00 per annum
Ground rent review date and price increase TBC
Service charge £441.00 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.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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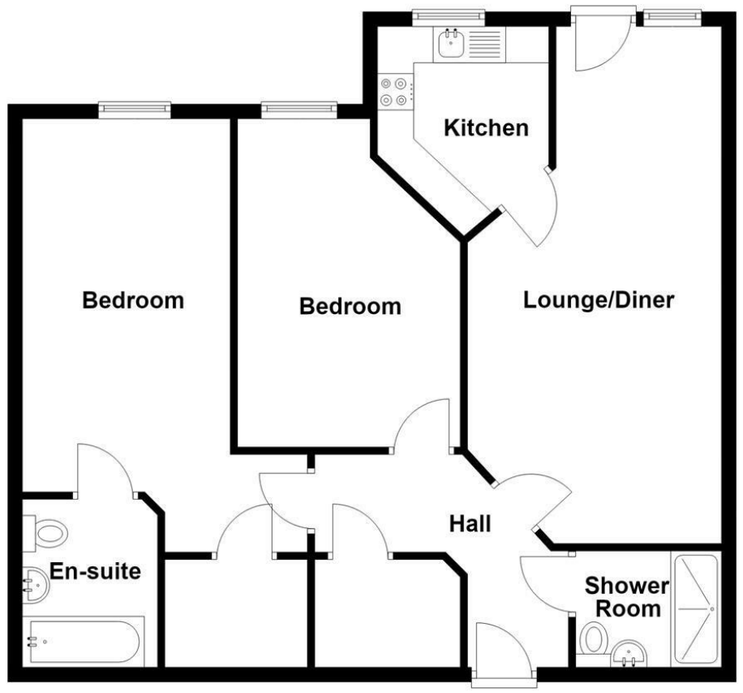
Floor Plan

Approx. 78.6 sq. metres (846.5 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.