



Apartment Q, Rowton Court, Rowton Castle,
Shrewsbury, SY5 9EP

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£285,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A surprisingly spacious and well proportioned four bedroom duplex apartment arranged over two floors which could suit a variety of family needs. The property occupies a fantastic setting within a parkland setting in the grounds of Rowton Castle enjoying spectacular views to the rear over local farmland, countryside and beyond. The property enjoys the use of well maintained communal grounds including a Tennis Court and benefits from an allocated garage within the development. The property is approximately 6 miles west of the medieval town centre of Shrewsbury and has easy access to the A5 linking up with the M54 motorway network.

The accommodation briefly comprises: Communal entrance hall. Reception hallway. Lounge. Separate dining room with pleasing aspect over Rowton Castle and its grounds. Kitchen/breakfast room. Sitting room/games room with fantastic outlook over communal tennis court and local farmland, countryside and beyond. Bathroom 1. First floor landing. Four good size bedrooms. Re-fitted bathroom 2. Double glazing. LPG gas fired central heating. Allocated garage. Residents parking. Well maintained and extensive communal grounds and tennis court. Viewing recommended.

Attractive communal entrance hallway leads to HALF LANDING with UPVC double glazed window with fantastic views over local farmland, countryside and beyond, stairs rise to FIRST FLOOR LANDING where apartment Q's entrance door is situated, access to:

L-shaped reception hallway

14'11 max x 12'5 max (4.55m max x 3.78m max)
Having part coved ceiling, understairs storage cupboard, thermostat control unit, door to:

Lounge

16'4 x 13'2 (4.98m x 4.01m)
Having two UPVC double glazed windows over looking Rowton Castle, pleasing landscaped gardens, two double radiators, television aerial point, coved ceiling.

From the hallway, door to:

Dining Room

18'3 x 8'9 (5.56m x 2.67m)
Having UPVC double glazed window overlooking Rowton Castle and attractive landscaped grounds, coved ceiling, radiator, range of built-in storage cupboards.

From the Hallway, door to:

Kitchen/breakfast room

13'7 x 8' (4.14m x 2.44m)
Comprising a range of wall and base units with built-in cupboards and drawers, range of fitted worktops with

inset Hotpoint four ring electric hob with stainless steel cooker extractor fan above, built-in double oven, inset 1 ½ bowl sink and drainer unit with mixer tap over, space for washing machine and tumble dryer, space for slimline dishwasher, wood effect flooring, wine rack, tiled splash backs, double radiator, UPVC double glazed window with fantastic outlook over the tennis court, local farmland, countryside and beyond.

From the Hallway, door to:

Sitting Room/games room/study

13'7 x 8'3 (4.14m x 2.51m)
Having UPVC double glazed window with fantastic outlook over tennis court, local farmland, countryside and beyond, radiator, built-in shelved area with storage cupboard above, coved ceiling.

Bathroom

Having a white suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, part tiled walls, tiled floor, store cupboard with connection for Shower if required, extractor fan.

From the Hallway, stairs rise to FIRST FLOOR LANDING having recessed ceiling spot lights, doors to all bedrooms and bathroom.

Bedroom 1

15'3 x 11'3 (4.65m x 3.43m)
Having part sloping ceiling with two glazed velux roof windows with fantastic outlook over local farmland, countryside and beyond, radiator, television aerial point.

Bedroom 2

15'2 X 8'5 (4.62m X 2.57m)
Having part sloping ceiling, velux roof window, radiator, extractor fan.

Bedroom 3

14' 4 X 8'4 (4.27m 0.10m X 2.54m)
Having roof window with fantastic outlook towards local farmland, countryside and beyond, carpeted eaves storage area, radiator.

Bedroom 4

11'2 x 7'2 (3.40m x 2.18m)
Having roof window, store cupboard housing LPG boiler, radiator, extractor fan.

Attractive re-fitted family bathroom

11' x 8'5 (3.35m x 2.57m)
Double ended tiled panelled bath with shower attachment off taps, pedestal wash hand basin with mixer tap over, low level WC, contemporary tiled shower cubicle with Triton T300SI electric shower over, ceramic tiled floor, wall mounted over sized towel rail, shaver point, roof window giving access to roof if

required.

Outside

There are a range of well maintained attractive and extensive communal grounds with Tennis court, allocated Garage and residence parking.

Directions

From Shrewsbury take the A458 Welshpool Road, proceed through the village of Ford and after approximately 1 mile turn right by a Thatched lodge onto the Driveway of Rowton Castle Country Club. At the T-junction proceed straight across and the apartment will be found on the right hand side, apartment Q is approached from the left hand entrance.

Services

Mains water, electricity, drainage and LPG gas heating are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold with 1 /27th share of the freehold will be transferred with the property. The lease has approximately 155 years to run. No ground rent is payable. The service charge is £100

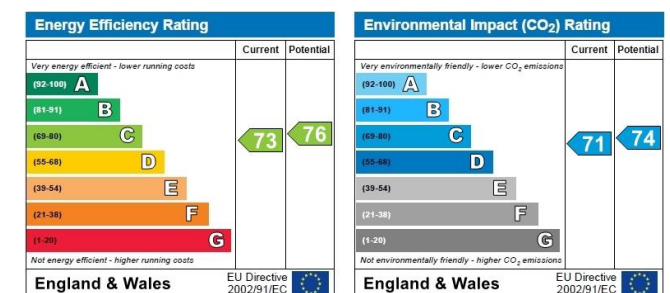
pcm to include buildings insurance, but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details 01743 357000 option 1(sales)

Disclaimer

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



FLOOR PLANS



Apartment Q, Rowton Court, Rowton Castle, Shrewsbury