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Flat H, Rowton Court, Rowton Castle, Shrewsbury,  
SY5 9EP

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



**Offers in the region of £189,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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A very well maintained and deceptively spacious two bedroom, ground floor apartment set within the grounds of Rowton Castle and occupying a delightful rural setting approximately six miles west of Shrewsbury along the A458. Rowton Court is a complex of 27 properties situated within approximately two acres of superb gardens and grounds. The site is surrounded by stunning open Shropshire countryside and all apartments enjoy magnificent panoramic views as well as the use of communal tennis courts and further amenities together with a pitched roof garage.

#### Accommodation

The accommodation briefly comprises: Reception hall, living room, inner hallway, two bedrooms (one could be used as a separate dining room if required), kitchen, upvc sealed unit double glazing, LPG heating, the apartment has the added benefit of its own front and rear door, attractive landscaped communal gardens with views across Shropshire countryside and beyond, garage with pitched roof and electric up and over door, visitors car parking. Viewing is recommended.

Panelled entrance door leading into:

#### Reception Hall

8'11 x 5'1 (2.72m x 1.55m)  
Door to very useful walk-in storage cupboard, telephone point, panelled door from reception hall leading to:

#### Living Room

16'0 x 12'10 (4.88m x 3.91m)  
Large upvc sealed unit double glazed window, two radiators, television aerial point. Door from living to:

#### Inner Hallway

With door to useful storage cupboard. Panelled door from inner hallway leading to:

#### Kitchen

16'4 x 7'4 (4.98m x 2.24m)  
Having double bowl single drainer sink unit with hot and cold, range of modern fitted base and wall units with work surface, space for fridge, space for freezer, space and plumbing automatic washing machine, space for dishwasher, recess for microwave, Tricity Bendix electric oven with cupboard below, built in Tricity Bendix four ring electric hob and cooker hood above, double radiator, two large upvc sealed unit double glazed windows overlooking communal grounds, upvc sealed unit double glazed rear door

with lovely open aspect over communal tennis court, countryside and beyond.

Panelled door from inner hall to:

#### Bedroom One

12'5 x 11'2 (3.78m x 3.40m)  
Dual aspect upvc sealed unit double glazed windows (one enjoying open aspect over tennis court, countryside views and beyond), comprehensive range of fitted wardrobes and dressing table set to one wall, double radiator, coved ceiling, two wall light points.

Panelled door from entrance hall leading to:

#### Bedroom Two / Dining Room

9'11 x 9'4 (3.02m x 2.84m)  
With radiator, upvc sealed unit double glazed window, coved ceiling, large recessed cupboard housing folding double bed with storage cupboards above.

Panel door from inner hall leads to:

#### Spacious Walk-In Luxuriously Fitted Wet Room

With shower, pedestal wash hand basin with hot and cold, low flush wc, recessed mirror set to wall with shelf, double radiator, tiled walls, useful range of fitted wall cabinets, one housing LPG gas fired central heating boiler which provides domestic hot water and central heating,

#### Outside

The property is approached via driveway which leads to a communal car park. Residents also have the benefit of a communal tennis court and communal barbecue area.

#### Garage

The apartment has the added benefit of a single pitched roof garage with electrically operated up and over door.

#### Agent's Note

No pets are allowed at this development.

#### Services

Mains water, electricity, drainage and LPG gas 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 LEASEHOLD with a share of the Freehold 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			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	49	57
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOOR PLANS

