



18 Radbrook House, 46 Stanhill Road, Radbrook,
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:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £115,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant position on this prestigious development. This is a well-presented spacious and modern first floor retirement apartment for the over 65's. The development offers residents many benefits, some of which include a residents restaurant with concessionary rates for meals, one hour of care supplied by Battlefield Health Care, a House Manager / Warden available Monday to Friday 09:00am to 05:30pm and a First Port 24 hour emergency system. Within striking distance there are an excellent variety of local amenities which include local supermarket, post office, doctors surgery, take-a-away outlets etc. There is also a frequent bus service leading to the Shrewsbury town centre. This apartment is being offered For Sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: secure communal entrance with communal lift and stairs leading to first floor floor, L-shaped entrance hallway, lounge / diner, attractive kitchen with a range of built-in appliances, large double bedroom with fitted bedrooms, bathroom with separate walk-in shower, upvc double glazing, electric heating, residents parking, communal grounds, Viewing is recommended.

The accommodation in greater detail comprises the following:

Secure communal entrance door leads to:

Communal hallway

Then the :

Communal lift

Rises to:

First floor

From first floor communal landing. Apartment entrance door gives access to:

L-shaped hallway

Having wall-mounted Dimplex electric heating control panel, wall-mounted First Port 24 hour Emergency Care Pull Cord System, Dimplex storage heater, coving to ceiling, two storage cupboards, cupboard housing pressurized Dimplex cylinder unit, wall-mounted telephone intercom system.

Door from hallway gives access to:

L-shaped lounge / diner

18'11 x 11'8 max

Having a southerly facing aspect with two upvc double glazed windows looking towards the neighboring properties and Radbrook Nursing Home, Dimplex night storage heater, tv aerial points, coving to ceiling. From lounge / diner door gives access to:

Attractive kitchen

8'7 x 5'9

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated appliances include AEG double oven, AEG four ring electric hob, Electrolux integrated fridge freezer and free-standing Zanussi washing machine, wall-mounted steel canopy, fitted worktops with inset stainless steel sink , drainer unit with mixer tap over, under unit lighting, splash surrounds, vinyl tiled effect flooring.

From hallway doors give access to large double bedroom and bathroom.

Large double bedroom

12'9 x 11'5

Having southerly facing aspect with upvc double glazed window overlooking neighboring properties and the Radbrook Nursing home, wall-mounted electric heater, built-n double wardrobes with single shelved storage cupboard to side.

Bathroom

Having a four piece suite comprising: paneled bath, walk-in shower with wall-mounted mixer shower over, wash hand basin set to a vanity unit, WC with hidden cistern, fitted extractor fan, heated chrome style towel rail.

Outside

The development has communal residents parking and well-maintained communal grounds.

Services

Mains water, electricity, drainage 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. The vendor has informed us that these details / charges are applicable.

Approximate length of lease: 122 years

Ground rent per annum £250

Ground rent review date and price increase

01/10/2032 (price increase to double)

Service charge £7,325.19 per annum

This information has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Agents note:

The service charge payable per calendar month includes. Water. Building Insurance. External works, External window cleaning, Upkeep of grounds, Subsidies meals, Residents lounge. Laundry room. One hour of care per week, House manager / warden. First port 24 hour emergency care system.

Council Tax Banding C

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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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

Ground Floor

