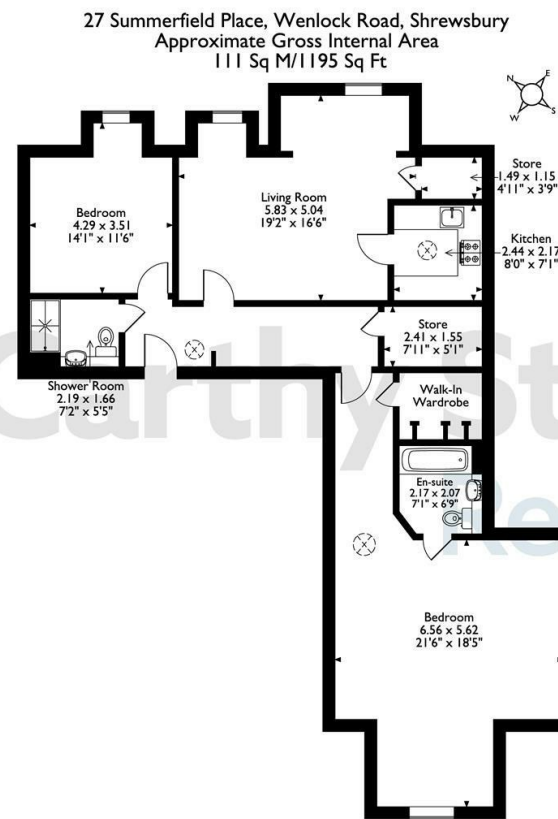


**27 Summerfield Place**

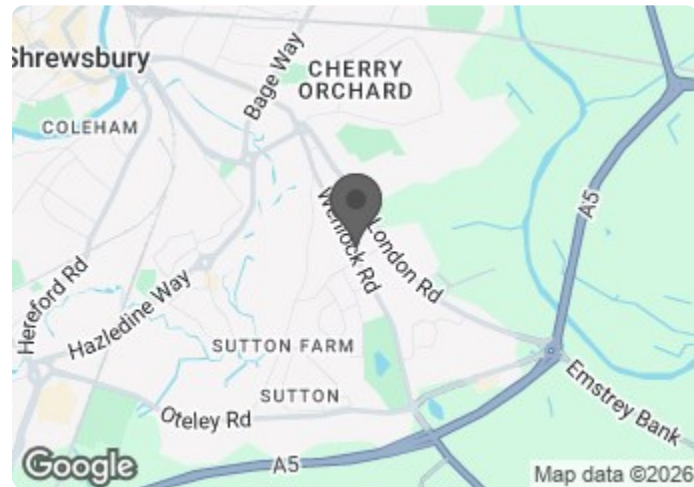
Wenlock Road, Shrewsbury, SY2 6JX



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Asking price £285,000 Leasehold**

DONT MISS OUT ON THIS OPPORTUNITY TO PURCHASE!

This VERY WELL PRESENTED LARGE SPACIOUS TWO BED retirement apartment situated on the SECOND FLOOR of our PRESTIGIOUS Summerfield Place development. Forms part of our retirement living range of properties.

**Call us on 0345 556 4104 to find out more.**

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# Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

## Summerfield Place

Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60. Shrewsbury is a picturesque medieval town showcasing many heritage-listed buildings. With lots of character and plenty of community events, being the County Town of Shropshire, this is a great place to live - with a McCarthy & Stone property putting you right in the heart of things. Summerfield Place is a close-knit community, made up of just 15 one-bedroom apartments and 17 with two bedrooms. The properties are equipped with fully fitted kitchens including an oven, hob and hood, and an integrated fridge-freezer, heated towel rails and walk-in wardrobes.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped gardens, a dedicated house manager on call, the Communal lounge with Wi-Fi and a guest suite for visitors to stay in. For complete peace of mind, there is also a 24-hour call system, intruder alarms, fire detection equipment and a secure camera entry system.

## Entrance Hallway

Solid wood front door with spy hole and letter box leading in to a welcoming and spacious hallway. The door entry system and emergency console are both located here. Door off to a good size storage cupboard which houses the Hot water tank and the Washing/Dryer Machine.. All other doors lead to both bedrooms, living room and shower room. Ceiling light fittings and raised electric sockets.

## Living Room

Large spacious lounge with ample space for a dining table and chairs. UPVC window with pleasant view out. Decorative ceiling lights TV point, telephone point. Power sockets. Oak effect door with glazed panels leads to a separate kitchen. This room also benefits from a separate store cupboard.

## Kitchen

Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Composite sink with mono lever tap and drainer, Built-in

oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

## Master Bedroom

Generous size double bedroom with twin ceiling lights. Double glazed windows allowing in plenty of natural light, Door off leading to a walk in wardrobe housing shelving and hanging rails. Further door to an en-suite bath-room. TV and telephone point, Fitted carpets and raised electric power sockets.

## En- Suite

Luxury en-suite fitted with a bath with shower above, part glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

## Bedroom Two

Generous size second double bedroom with twin ceiling lights. Double window. TV and telephone point, fitted carpets and raised electric power sockets.

## Shower room

Luxury shower room fitted with suite comprising walk-in double width shower with sliding glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

## Lease Information

Ground rent: £495.00 per annum  
Ground rent review: June 2033  
Lease term: 999 years from 2018

## Service Charge Details

- Exterior cleaning of both apartment and communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your

## 2 Bed | £285,000

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge for this property is £5,196.36 for the financial year ending 30/09/2026.

## Parking

This property comes with its own designated parking space.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order now
- Mains water and electricity
- Electric room heating
- Mains drainage

