

McCARTHY STONE RESALES

18 SUMMERFIELD PLACE WENLOCK ROAD, SHREWSBURY, SY2 6JX



Total floor area 91.1 sq.m. (980 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Viewing is highly recommended on this Luxury TWO BEDROOM retirement apartment situated on the FIRST FLOOR of our PRESTIGIOUS Summerfield Place development which forms part of our retirement living range of properties.

The accommodation briefly comprises of welcoming entrance hallway, spacious lounge/diner with a modern fitted kitchen with integrated appliances.

Having two bedrooms, the master bedroom having a good sized walk in wardrobe with the luxury and convenience of a bathroom en-suite. A separate shower room is also located off the entrance hall.

PRICE REDUCTION

OFFERS OVER £300,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SUMMERFIELD PLACE, WENLOCK ROAD,

2 BEDROOMS £300,000

SUMMARY

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 Washer/Dryer. All other doors lead to both bedrooms, living room and shower room. Ceiling light fitting. Power sockets.

LIVING ROOM

Good size rectangular shaped room being light and airy having a UPVC window offering lots of natural light with

pleasant views out. Two ceiling lights TV point, telephone point. Power sockets. Oak effect door with glazed panels leads to a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with complimentary laminate work surfaces and under pelmet lighting. Including a composite sink with mono lever tap, drainer and window above with very pleasant outlook. Having appliances to include a built-in oven, ceramic hob with extractor hood and integrated fridge/freezer. With a tiled floor and cupboard providing additional storage space.

MASTER BEDROOM

A generous double bedroom includes, ceiling lights and UPVC window. TV and telephone point, fitted carpets and raised electric power sockets.

Having a doorway leading to a walk in wardrobe with shelving and hanging rails. With a further doorway leading to the luxury and convenience of an en-suite bathroom.

EN-SUITE

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

BEDROOM TWO

A generous size second double bedroom with ceiling light and a UPVC 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 per annum

Ground rent review: June 2033

Lease term: 999 years from 2018

SERVICE CHARGE DETAILS

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

The service charge for this property is £3,913.92 per annum (up to financial year end 30/09/2023).

PARKING

This property comes with its own designated parking space.

