

# Apartment 27, Summerfield Place Shrewsbury SY2 6JX



**2 Bedroom Apartment**  
**Offers In The Region Of £325,000**

## **The features**

- UPVC DOUBLE GLAZING & ELECTRIC HEATING
- BEAUTIFUL SPACIOUS LIVING DINER
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- IMMACULATELY PRESENTED
- NO UPWARD CHAIN
- SPACIOUS RECEPTION HALL
- FITTED KITCHEN
- FURTHER DOUBLE BEDROOM & MODERN BATHROOM
- SUITABLE FOR OVER 60'S
- EPC RATING B



An immaculate and stylishly presented second floor apartment, providing over 1100sq foot of spacious, light and well planned accommodation in a prestigious development which forms part of our retirement living exclusively for over 60's.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped communal 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.

Accommodation benefits from; Spacious Entrance Hall with Utility Store Room, Beautiful open plan Living Diner overlooking communal gardens, Contemporary Fitted Kitchen, Principal Bedroom with Walk in Wardrobe & En Suite Bathroom, Further Double Bedroom and Luxury Shower Room. The property benefits from ample storage, double glazed windows, electric central heating, allocated parking space.

## Property details

### LOCATION

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, is a great place to live.

From the welcoming secure Communal Entrance Living Space lift and stairs access leads to SECOND FLOOR COMMUNAL LANDING with wooden personal Entrance door leading to;

### RECEPTION HALL

With ample space to welcome guests, secure intercom system, electric heater and door leading to UTILITY STORE ROOM with space and plumbing for washing machine, ample shelving.

### LIVING DINER

A beautiful room with two windows overlooking communal gardens to the rear and views beyond. Electric heater, television point. Door leading to large storage cupboard.

### KITCHEN

Fully fitted kitchen with a range of gloss finish low and eye level units and drawers with complimentary laminate work surfaces and under pelmet lighting. Including a single drainer sink with mixer tap. Having appliances to include a built-in oven, ceramic hob with extractor hood and integrated fridge/freezer. Tiled floor.

### PRINCIPAL BEDROOM

A spacious room with window to front, ample space for furniture, dressing area or reading space. Electric heater.

### EN SUITE BATHROOM

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

### WALK IN WARDROBE

with shelving and rails.

### BEDROOM

With window to rear, electric heater.

### 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.

### OUTSIDE

This property comes with its own designated parking space. There are well manicured communal gardens for residents to enjoy.

### GENERAL NOTES

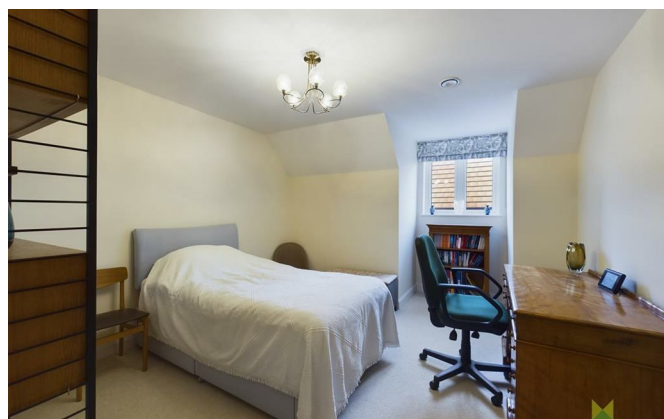
We are advised the property is Leasehold, the lease term is 999 years from 2018. We would recommend this is verified during pre-contract enquiries. The ground rent is £495 per annum and the service charge is £4,647 per annum. We understand the service Charge Details includes; • Cleaning of communal windows • 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.

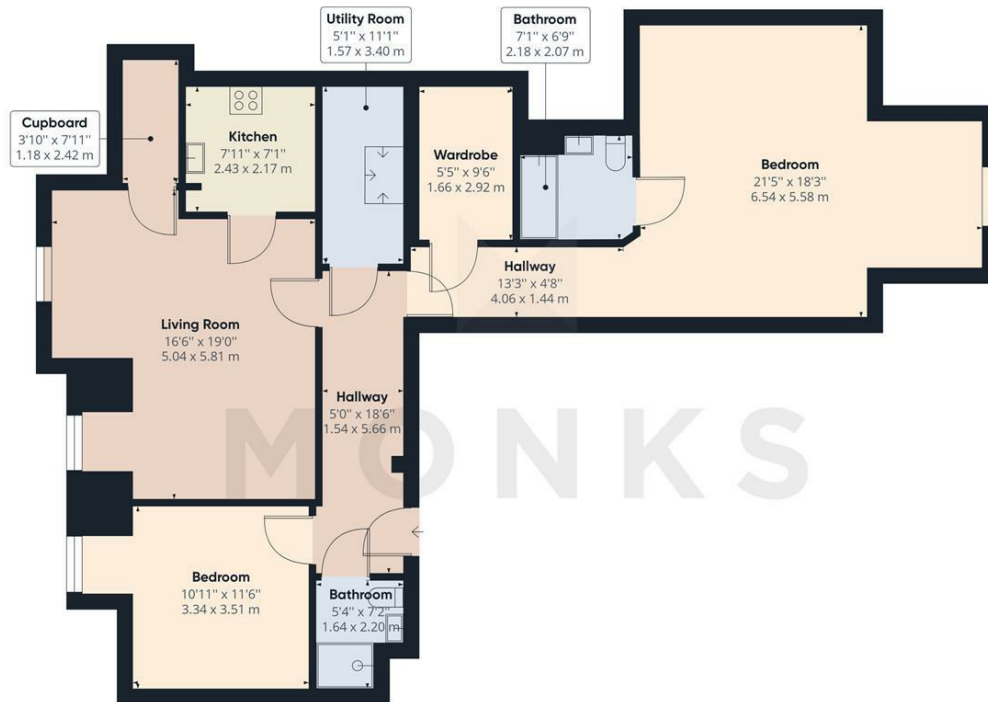
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**Approximate total area<sup>(1)</sup>**  
 1187.78 ft<sup>2</sup>  
 110.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.