

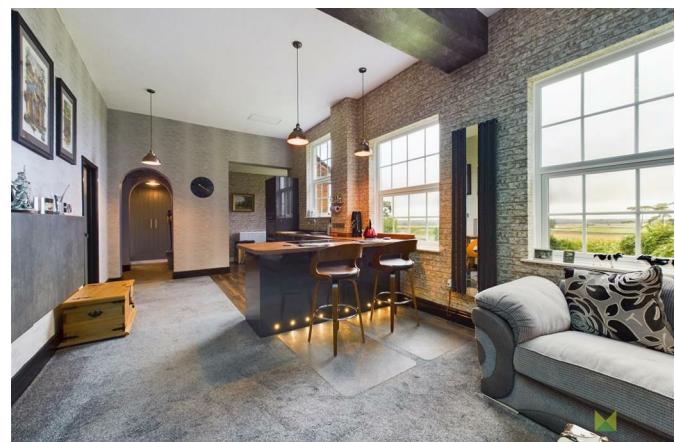
# Apartment A Rowton Castle Halfway House Shrewsbury SY5 9EP



2 Bedroom Apartment  
Offers In The Region Of £235,000

## The features

- TRULY IMPRESSIVE GROUND FLOOR APARTMENT
- STUNNING FAR REACHING VIEWS OVER ADJOINING COUNTRYSIDE
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- GARAGE AND AMPLE PARKING
- VIEWING ESSENTIAL
- REFURBISHED TO AN EXCEPTIONAL STANDARD OF SPECIFICATION
- PERSONAL RECEPTION HALL
- 2 DOUBLE BEDROOMS AND CONTEMPORARY BATHROOM
- SET IN DELIGHTFUL GROUNDS WITH TENNIS COURT
- EPC RATING D



### \*\*\* CONTEMPORARY GROUND FLOOR APARTMENT IN STUNNING LOCATION \*\*\*

A beautifully presented Ground Floor Apartment which has been greatly enhanced by the current owners and providing deceptively spacious accommodation which truly must be viewed to be fully appreciated.

Set in a fabulous location within the immaculate grounds of the historic Rowton Castle approximately 6 miles from the Town. The property has the most stunning far reaching views over adjoining countryside, Shropshire hills and back towards the Town.

Inviting personal Reception Hall, open plan Living/Dining/Kitchen - ideal for those who love to entertain - with luxury fitted Kitchen with appliances and Utility area, 2 double Bedrooms and contemporary Bathroom.

The property has the benefit of LPG central heating, double glazing, parking, personal Garage, delightful communal gardens.

## Property details

### LOCATION

The property occupies a truly enviable position within the grounds of the historic Rowton Castle, set to the right of the main block in a separate block of just 2 apartments. Rowton Castle lies approximately 6 miles to the West of the Town with excellent access for commuters to the nearby A5/M54 motorway network. There are good facilities on hand at nearby Bicton Heath with schools, supermarket, shops, restaurants, public houses and a park and ride service to the Town Centre.

Residents of Rowton Castle are able to enjoy a discounted membership at the County Club which boasts a gym with swimming pool, health club and restaurant.

### RECEPTION HALL

Replacement composite door opening to spacious and inviting Reception Hall with large fitted double wardrobe/storage cupboard.

### OPEN PLAN LIVING/DINING/KITCHEN

A beautifully appointed room which is ideal for those who love to entertain. Naturally well lit by numerous windows to 3 elevations and enjoying the most fabulous outlooks over adjoining countryside. The Lounge area features a chimney recess with concealed lighting housing contemporary wall hung living flame fire, range of wall mounted storage units, media points and radiator. The Dining Area overlooks the open countryside and has a feature wall hung radiator. Peninsular breakfast divide with overhang seating area opens to the Kitchen which has been beautifully fitted with range of grey, high gloss fronted units incorporating single drainer composite style sink with mixer taps set into base cupboard. Further range of matching units comprising cupboards, drawers and carousel units with wooden effect work surfaces over and plinth lighting beneath, integrated dishwasher with matching fascia panel. Stylish slimline 4 ring hob with extractor hood over and eye level oven and grill with storage above and below. Utility Section having recess for tall fridge/freezer with larder units to either side and additional worksurface area with space beneath for washing machine and tumble dryer. Window affording lovely outlooks over adjoining countryside. Radiator.

### BEDROOM 1

From the Inner Hall a good sized double Bedroom having two windows overlooking the front, media point, radiator.

### BEDROOM 2

With window to the front, built in double wardrobe, radiator.

### BATHROOM

A beautifully appointed room fitted with suite comprising panelled bath, large walk in shower cubicle with direct mixer shower unit and drench head, wash hand basin and wall hung, concealed WC. Fully tiled through, with storage recess alongside the bath and shower, wall hung heated towel rail/radiator. Window to the rear.

### GARAGE AND GARDENS

The property occupies an enviable position in these beautifully maintained grounds, standing to the side of the main communal apartments in a separate block housing just 2 Apartments. The communal Gardens are maintained to a high standard and provide some fabulous seating areas along with a residents Tennis Court.

There is ample parking and the property has the benefit of a personal Garage which has an electrically operated door.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a share of the lease with around 160 years remaining on the lease with a monthly service charge of £120.00 and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected. LPG gas central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

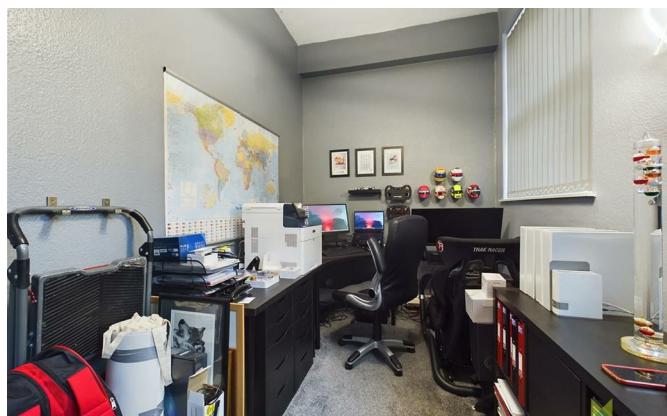
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

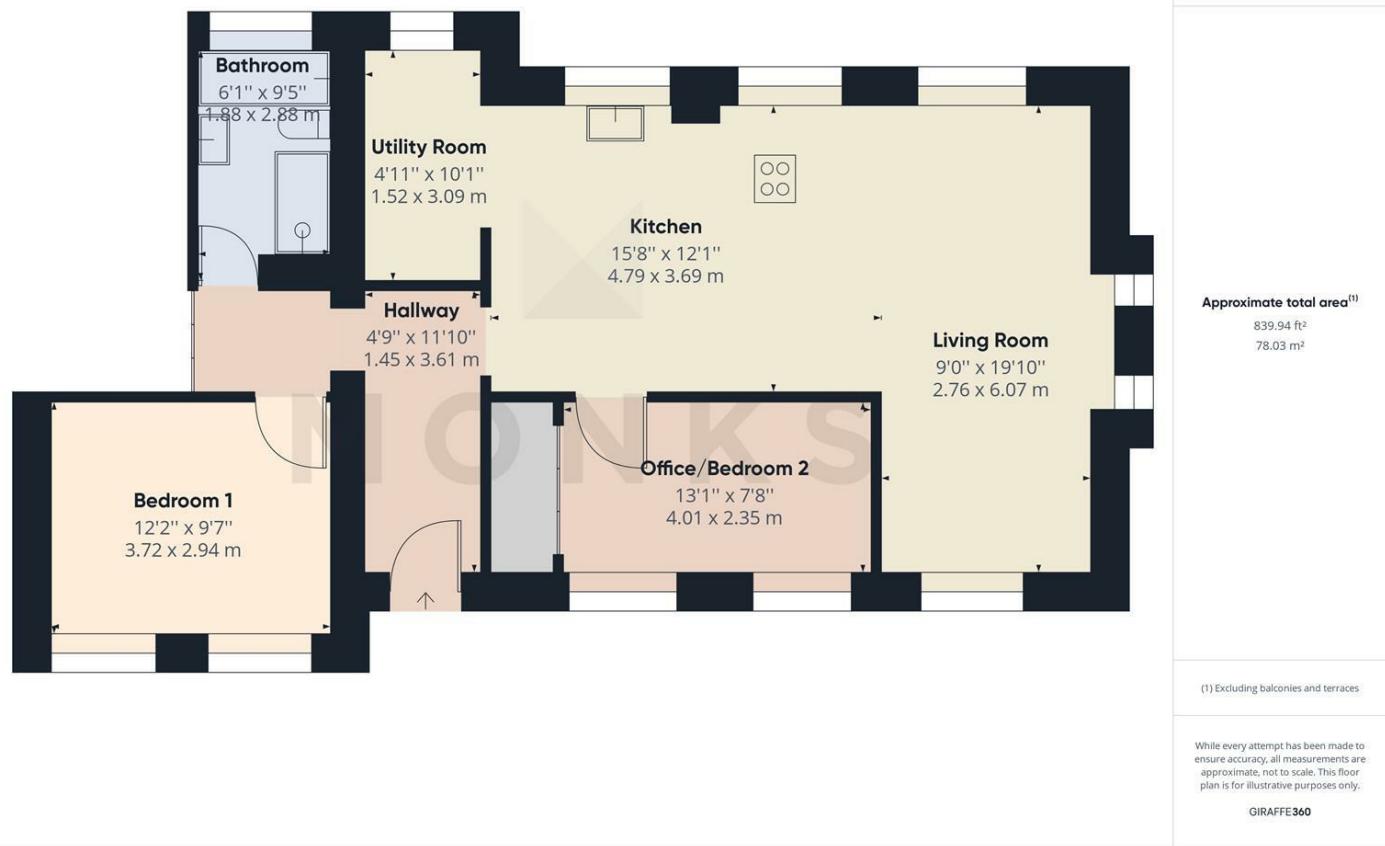
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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2 Bedroom Apartment  
Offers In The Region Of £235,000





## Judy Bourne

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## Get in touch

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Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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