







**27 Radbrook House, 46 Stanhill Road, Radbrook, Shrewsbury, Shropshire, SY3 6AL**  
**Offers In The Region Of £69,000**

This spacious one bedroom apartment provides well proportioned accommodation and is situated on the first floor of this retirement development. The apartment has a personal alarm system with the advantage of assisted living with an attractive communal lounge and conservatory, elegant and spacious dining room. There is a communal parking area and the apartment has the benefit of electric panel heaters and double glazing.

The apartment is well placed within easy reach of excellent amenities including shops, pharmacy, dentists, doctors, recreational facilities and a frequent bus service to the town centre.



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Radbrook House is a purpose built apartment complex for the over 65s and prides itself by offering an extensive range of facilities and care, including communal restaurants and living areas, a laundry area, subsidised meals served by a waitress, assisted living with a 5 day a week House Manager.

#### **ENTRANCE HALL**

With two storage cupboards

#### **LOUNGE**

With electric heater and window.

#### **FITTED KITCHEN**

Fully fitted modern kitchen with a range of matching wall and base units comprising of both cupboards and drawers with wood effect worktops over and tiled splash. Range of integrated appliances including a 4 ring hob with extractor over, oven and combination oven.

#### **BEDROOM**

With electric heater and window.

#### **BATHROOM**

Fitted with modern suite comprising panelled bath, separate shower cubicle, low flush wc, wash hand basin set to a vanity unit with storage. Wall mounted heated towel rail. Tiled walls.

#### **GENERAL NOTES**

#### **TENURE**

We understand the tenure is Leasehold with 121 years remaining on the lease. The property is subject to an annual ground rent of £250 per annum and service charge of £8425.19 per annum. We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains electric, water and drainage services are connected.

#### **COUNCIL TAX BANDING**

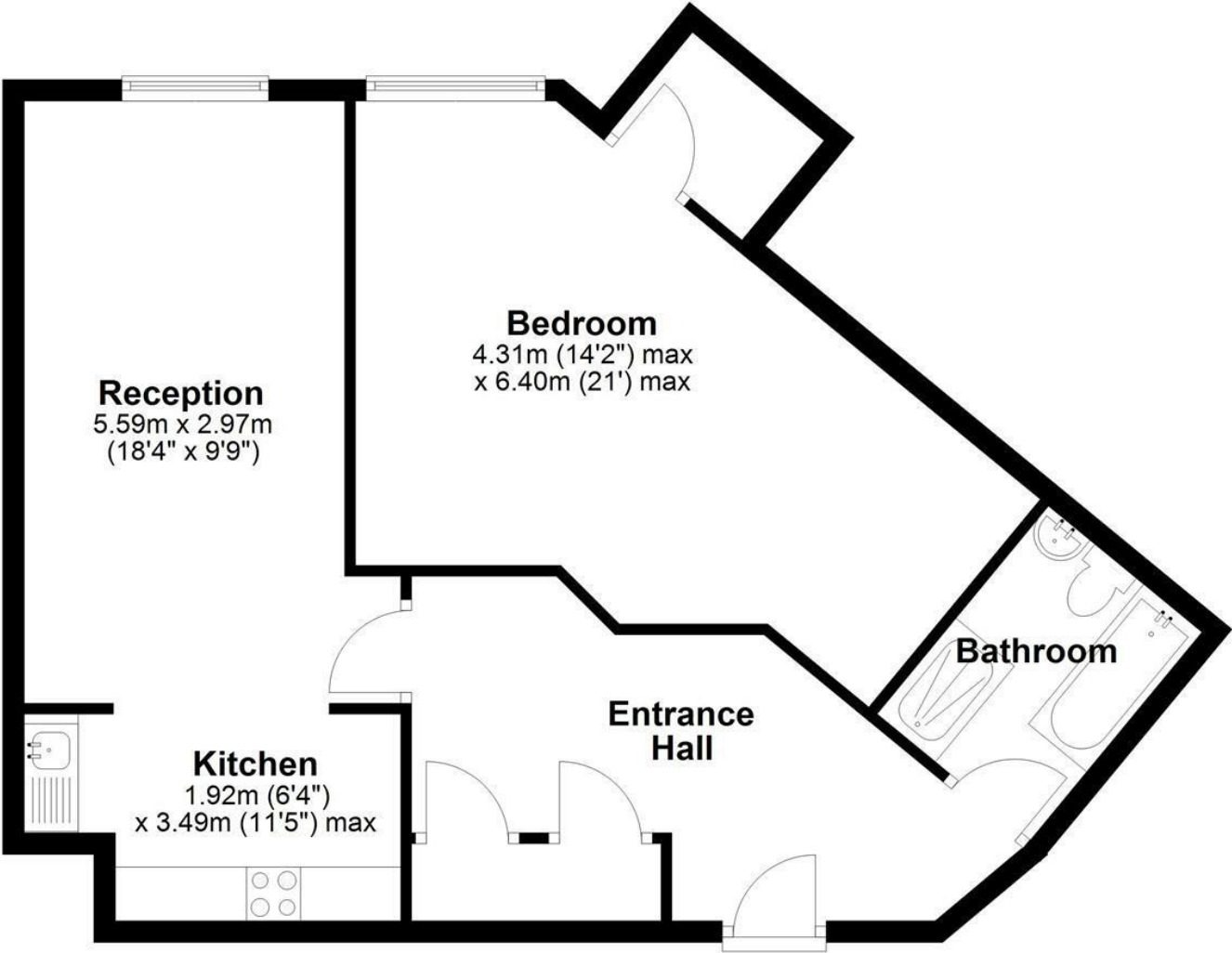
We understand the council tax band is B. We would recommend this is confirmed during pre contact enquires.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan  
(not to scale - for identification purposes only)

Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
[www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** B

**EPC Rating:** B

**Tenure:** Leasehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.