



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Apartment P, Rowton Court, Halfway House,  
Shrewsbury SY5 9EP**

**£350,000 Region**

To view this property please call us on **01743 236 800** Ref: C7156GM/MU

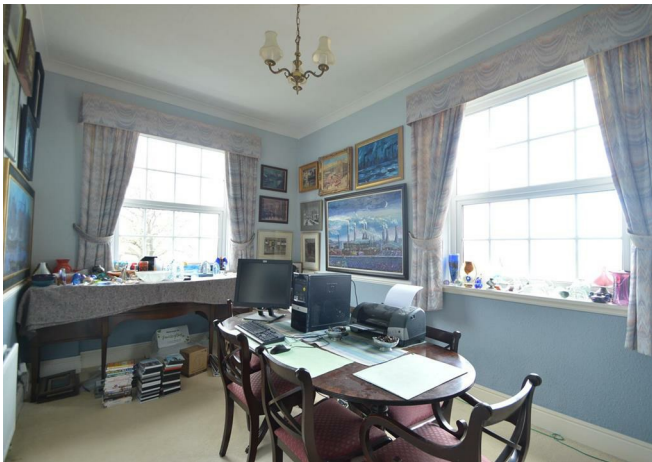


# A large superior 4 bedroomed, 3 bathroom apartment in a delightful parkland setting with Garage.

The accommodation which benefits from LPG gas central heating and double glazing is arranged over two floors and offers spacious and adaptable accommodation, which could suit a variety of family needs. The accommodation includes; entrance hall, large lounge, dining room/office, fitted kitchen/breakfast room, two bedrooms, bathroom and shower room. Further, almost self contained accommodation to the first floor, with living room, bedroom, bathroom, kitchen and further bedroom/storage/hobbies room. Outside the property enjoys the use of the delightful communal grounds, including a tennis course and benefits from a garage in nearby garage block. The flat has a mains/battery back-up smoke alarm system throughout.

Rowton Court occupies a delightful setting, approximately 6 miles west of Shrewsbury, in a parkland setting, in the grounds of Rowton Castle Hotel and the Castle Country Club, enjoying delightful country views.

Please look at: video tour that gives you an idea of the advantages of living at Rowton Court.



## FLOOR PLANS



Total area: approx. 2387.3 sq. feet  
Illustration For Identification Purposes Only Not To Scale.  
Plan produced using The Mobile Agent.

## INSIDE THE PROPERTY

STAIRCASE rising to UPPER FLOOR

### 'L' SHAPED RECEPTION HALL

#### SITTING ROOM

19'9" x 19'2" (6.02m x 5.84m)

2 windows enjoying views across the main Castle grounds  
Adam style fire surround with marble hearth.

#### DINING ROOM

15'11" x 9'6" (4.85m x 2.90m)

2 windows enjoying lovely views.

#### FITTED BREAKFAST KITCHEN

20'3" x 10'0" (6.17m x 3.05m)

Ceramic tiled floor

Range of fitted units incorporating appliances

Matching breakfast bar

Breakfast area enjoying lovely aspects.

#### BEDROOM 1

13'0" x 15'4" (3.96m x 4.67m)

Extensive range of fitted bedroom furniture.

#### BEDROOM 2

12'8" x 11'9" (3.86m x 3.58m)

Extensive range of fitted bedroom furniture.

#### SHOWER ROOM

Tiled shower cubicle

Vanity unit with wash hand basin, wc

Ceramic tiled floor.

#### BATHROOM

Panelled bath, vanity unit with wash hand basin,  
WC.

STAIRCASE rises to UPPER FLOOR

#### SITTING ROOM

14'6" x 10'10" (4.42m x 3.30m)

#### BEDROOM 3

14'4" x 10'0" (4.37m x 3.05m)

Velux roof lights enjoying fine open views.

#### BATHROOM

White suite comprising panelled bath, shower unit.

Wash hand basin, wc.

#### DRESSING/STUDY AREA

12'5" x 7'8" (3.78m x 2.34m)

Fitted wardrobes with mirrored sliding doors

Fitted desk,

#### KITCHENETTE

Range of work surfaces incorporating stainless steel sink unit

Cupboards and drawers and recess for appliances.

#### FURTHER BEDROOM/STORAGE/HOBBIES ROOM

12'10" x 9'6" (3.91m x 2.90m)

#### OUTSIDE THE PROPERTY

The apartment has the use of extensive landscaped communal grounds with tennis court.

GARAGE Located in the nearby garage courtyard.

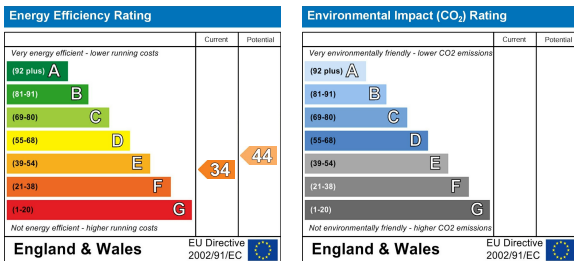


## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Welshpool Road), proceed through the village of Forden and after approximately a further mile, turn right by the thatched lodge onto the drive of Castle Country Club. At the small junction, proceed straight across through the U lined drive and pull up at the front of the building. Apartment P is approached from the right hand entrance.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that the property is Leasehold with 147 years to run as well as a share ownership of the Freehold Company that owns the Freehold with a Nil Ground Rent payable and this will be confirmed by the Vendor's Solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

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