

HARFITTS
SOLICITORS & PROPERTY AGENTS

**27 Radbrook House,
Stanhill Road,
Shrewsbury SY3 6AL**

A most desirable and neatly presented first floor apartment in a sought after development – “NO CHAIN”. Viewing highly recommended.



- 1 double bedroom
- Spacious first floor accommodation
- Communal parking
- Communal social areas
- Popular development
- NO CHAIN

**Offers around
£89,500**

The Property

27 Radbrook House is situated in the popular area of Radbrook, Shrewsbury being close to many local amenities.

The property is entered through a panelled entrance door leading to the entrance hallway with useful built in cloaks cupboard with hanging rail. Wall mounted telecom entry system.

The main reception room lies at the end of the hallway with pleasant front aspect and wall mounted electric heater.



A lovely contemporary bathroom completes the accommodation consisting of modern white 3 piece suite. Separate additional large separate shower cubicle with chrome shower and grab rails. White fitted bathroom cupboards with contrasting surface over. Heated towel rail and extractor fan.



An archway leads through to the modern, stylish kitchen comprising ivory shaker style wall and base units with complimentary beech effect work surface over, single drainer sink with mixer tap over, integrated electric AEG oven and hob, filter extractor hood and stainless steel splashback, integrated fridge freezer and partially tiled walls.

Radbrook House provides excellent communal areas along with a laundry for use by residents only. Communal parking is available.



The bedroom is a good sized double with large built in wardrobe space, window to the fore and electric wall heater.



Note

There is a house manager who can be contacted during office hours and each resident is provided with a personal alarm which will provide emergency help 24 hours a day at the premises.

The Local Area

Radbrook House is found on Stanhill Road, Shrewsbury being close to many local amenities.

The larger towns of Shrewsbury and Chester are within easy reach, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Local Authority

Shropshire Council.
Council Tax Band B.

Services

Mains water, drainage, electricity. Electric heating system. None of which have been tested.

Viewing

Strictly by appointment with Harfitts.

Tenure

We understand the property is Leasehold.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Terms of Lease

Service Charge: £8,425.19 per annum.
Ground Rent: £250 for the first 25 years.
Length of Lease: Remains of a term of years commencing on 26th January 2011 and ending on 30th September 2132.

All measurements are approximate and are for identification purposes only.

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

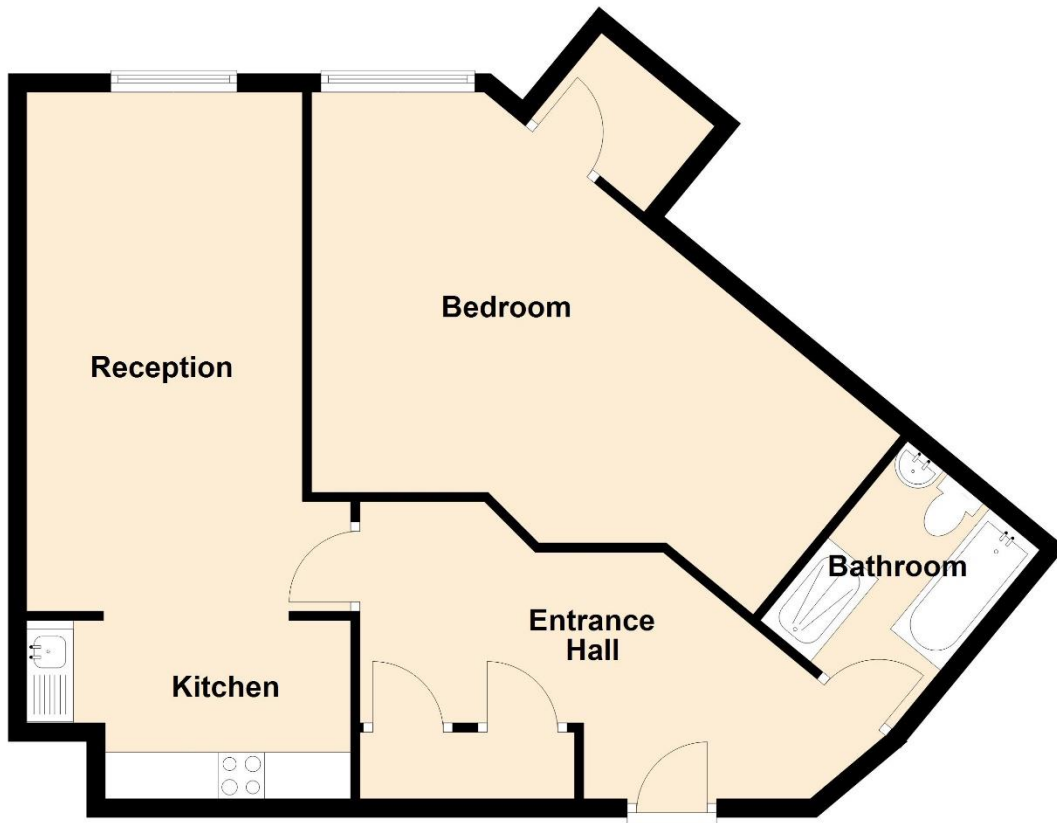
We can put you in contact with expert independent financial advisors, please ask for detail.

SURVEYS

Please ask us for details of local surveyors

Floorplan

Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

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