



SAMUEL WOOD



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41 Denehurst Court, Shrewsbury Road, Church Stretton, Shropshire, SY6 6EQ

Asking Price £112,000







# 4| Denehurst Court

Shrewsbury Road, Church Stretton, Shropshire, SY6 6EQ



- One Bedroom Apartment
- Property Manager
- On-Site Parking
- Lift Access
- Close to Local Amenities
- Communal Gardens & Lovely Views
- Presented to a High Standard
- Fitted Kitchen and Bathroom

Samuel Wood are delighted to offer to market this one bedroom apartment in the the popular Denehurst Court. This retirement flat is situated on the second floor with lift access, the apartment benefits from views out over the communal garden and beyond to the local hills.

Denehurst Court is conveniently placed on the edge of Church Stretton, just a short level walk to a range of independent shops and cafes in the heart of the Shropshire Hills. Presented to an extremely high standard, viewing is essential by appointment with Samuel Wood. EPC Rating 'Pending'.



Second floor accommodation comprising of Entrance Hall, Shower Room, Living Room, Kitchen and double Bedroom, described in more detail as follows:

## Second Floor Apartment

Having lift access from the Reception Foyer.

### Entrance Hall

A good sized entrance hall housing the airing cupboard, doors to the bedroom, living room and shower room.

### Living Room 17'6" x 11'0" (5.34 x 3.37)

Having a feature fireplace, ceiling coving, storage heater and rear aspect window overlooking the communal gardens.

### Kitchen 8'11" x 5'8" (2.73 x 1.75)

A nicely fitted kitchen of base units, wall units and drawers with heat resistant work surfaces inset with stainless steel sink unit, electric hob with light and extractor unit over. Having planned space for under counter fridge and freezer, with raised height built-in oven and tiled splashbacks. A window overlooks side elevation with views to the surrounding hills.



### Bedroom 17'6" x 8'9" (5.35 x 2.67)

With storage heater, ceiling coving, a built-in wardrobe with mirrored doors and rear aspect window.

### Shower Room 6'9" x 5'6" (2.07 x 1.68)

A contemporary bathroom suite in white comprising; vanity unit inset with wash hand basin, fan heater, large shower enclosure, W.C. and heated towel rail with tiled splash areas.

### Outside

Having access to lovely, well maintained communal gardens, seating areas, floral and herbaceous beds and borders with pathways through and a car parking area to the front.

### Local Authority

Shropshire Council.  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire  
SY2 6ND.

Tel 0345 678 9000

Council Tax Band: B

### Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years, 104 years remaining  
Ground Rent: £365 pa - £182.50 paid twice a year  
Annual Service Charges: £2570.62 until September 2023

### Services at the property

We understand that the property has storage heaters in the lounge and bedroom, mains electricity, mains water and mains drainage. There is use of a communal laundry room, communal recreational area with Careline alarm service and resident management staff.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.







### Directions

From the Samuel Wood branch, 3, The Square, Church Stretton, continue North along the High Street (B5477) to Shrewsbury Road for 500m. entrance to Deanhurst Court will be on your left, 50m before Church Stretton School.



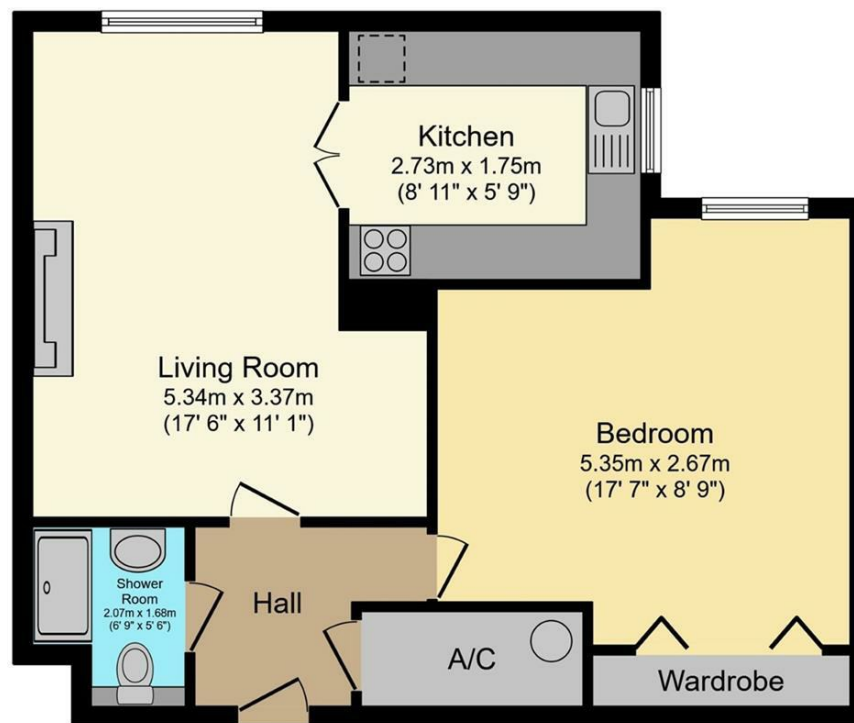












Floor Plan

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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