



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

£169,500 Region

To view this property please call us on **01743 236 800** Ref: C7158/GM/MU

An extremely spacious, 2 bedroomed ground floor apartment set in a parkland setting with garage.

An extremely spacious 2 bedroom leasehold/freehold ground floor apartment having the benefit of uPVC sealed unit double glazing, low tariff electric night storage heating, ample parking, garage and superb communal garden grounds enjoying magnificent views. The accommodation which is worthy of a full inspection briefly comprises: reception hall, sitting room, fitted kitchen with appliances, 2 bedrooms and bathroom with WC.

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 www.rowtoncourt.com that gives you an idea of the advantages of living at Rowton Court.



FLOOR PLANS

Ground Floor
Approx. 663.1 sq. feet



Total area: approx. 663.1 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

Feature large brick communal entrance via glazed double doors to large communal reception hall with electric meter cupboards and cupboard containing water stop tap and front door providing access into:

ENTRANCE HALL

With parquet wood block floor
Door giving access to walk in cloaks/airing cupboard with lagged cylinder, time control, shelving.
Door providing access into:

LIVING ROOM

16'6" x 13'3" (5.03m x 4.04m)
Recessed arched display alcove with fitted glass shelving
Feature wooden fire surround with cast inset and raised tiled hearth with provision for electric fire if required
2 double glazed windows with delightful aspect to the front
Feature archway into :

KITCHEN

9'9" x 5'10" (2.97m x 1.79m)
With slate effect floor covering and fitted with a good range of wall and base units with extensive tiled splash areas
Built in Miele brushed steel effect electric oven with matching four ring ceramic hob unit above, Miele fridge freezer, and fitted Bosch automatic washing machine
Expelair extractor.

INNER HALLWAY leading to :

BEDROOM 1

9'7" x 19'5" (2.91m x 5.93m)
Built in storage cupboard with feature arched display recess above with shelf and light
Double glazed window with delightful aspect to front.

BEDROOM 2

7'5" x 9'5" (2.25m x 2.88m)
Double glazed window with delightful outlook
Fitted wardrobe with hanging rail and large shelved store cupboard above
Further high level storage cupboard with down lighters beneath.

BATHROOM

With attractive white suite comprising shaped panelled bath with tiled surround and fitted Triton powerful shower
Matching pedestal hand basin
Low level WC
Half tiled walls
Extractor.

OUTSIDE THE PROPERTY

Vehicle access to parking courtyard with single garage situated within the block with car washing facility. Other communal facilities include delightfully kept gardens with extensive lawns and floral and herbaceous displays, barbeque area, tennis court (for use of residents only) and drying areas.

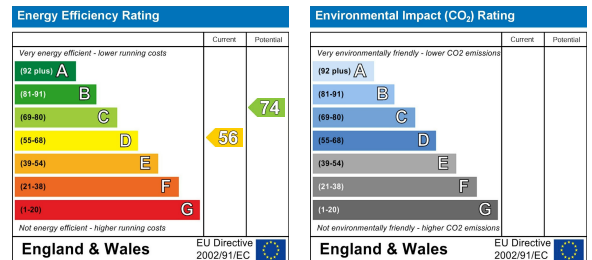


HOW TO FIND THIS PROPERTY

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.



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

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:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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