



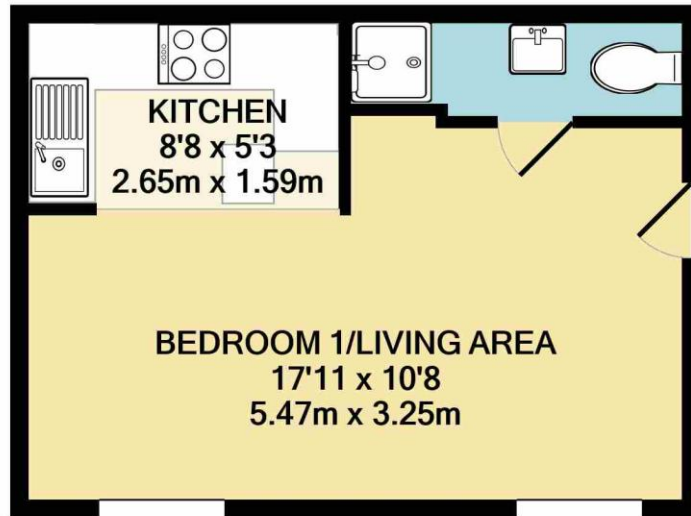
24 MONTROSE PLACE

Bicton Heath, Shrewsbury, Shropshire, SY3 5EN

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Guide Price: £59,500



TOTAL APPROX. FLOOR AREA 237 SQ.FT. (22.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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A SUPERB OPPORTUNITY TO ACQUIRE A ONE-BEDROOM STUDIO APARTMENT

- One-bedroom studio apartment
- Kitchen with appliances
- Refitted shower room
- Gas boiler and double glazing
- Selling with sitting tenant
- Situated on the outskirts of Shrewsbury with many local amenities

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located on the outskirts of Shrewsbury, a short distance from the Royal Shrewsbury Hospital.

THE PROPERTY

A ground-floor studio apartment in a popular location. The accommodation includes combined living room/bedroom, kitchen, modern shower room, gas boiler with heater in the living room and double glazing.

TENURE AND POSSESSION

We are advised that the property is leasehold and is to be sold with a tenant in situ.

The property is currently occupied by a tenant who has been in long term occupation by way of an Assured Shorthold Tenancy. The current monthly rental income received is £300 which equates to £3,600 per annum.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by prior appointment with the selling agents.

DIRECTIONS

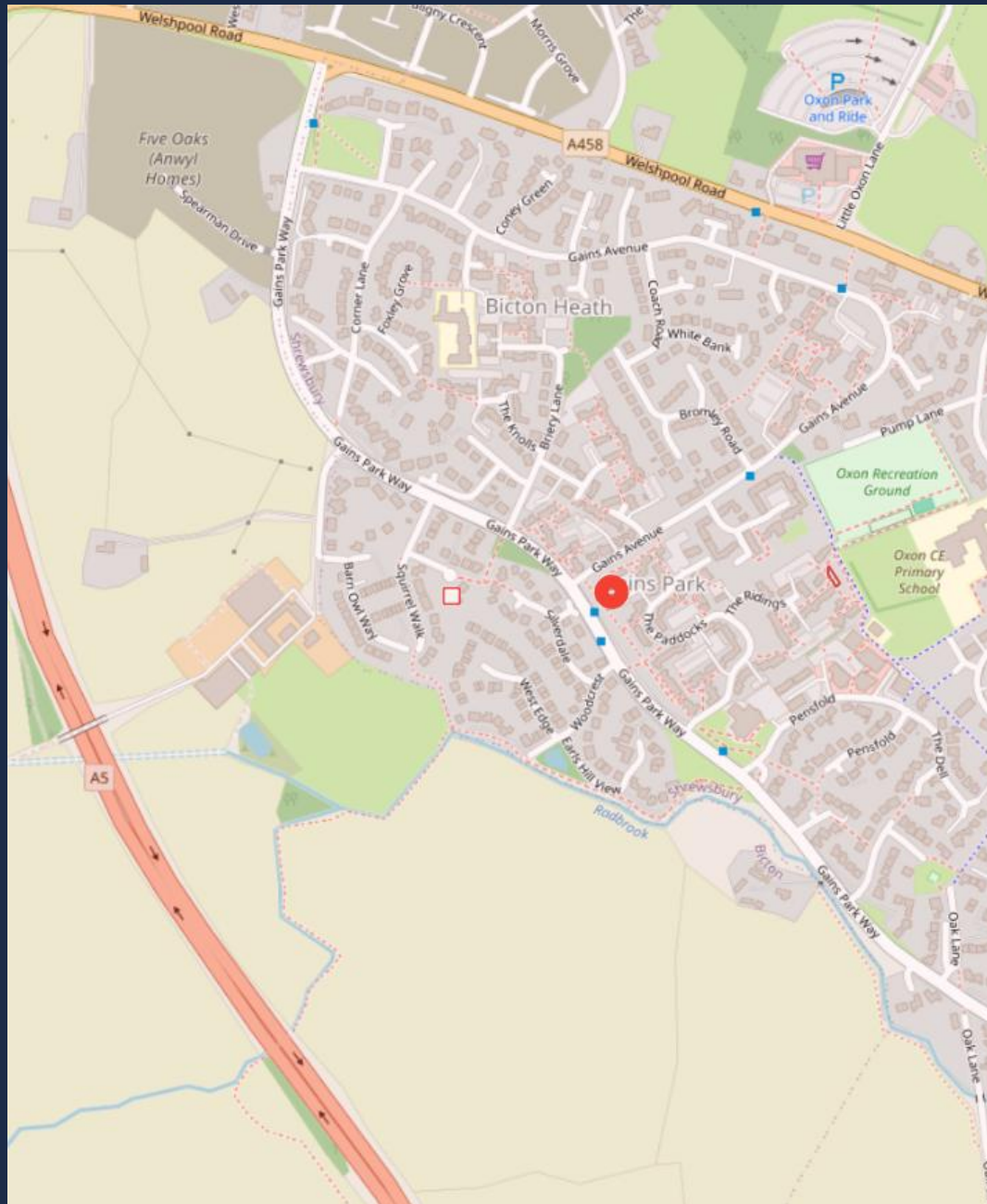
From Bridgnorth, take the A458 towards Shrewsbury. Take the A5 and follow the signs to the Royal Shrewsbury Hospital on the A5. Go right on the roundabout down B4386 and turn first left onto Gains Park Way. Follow the road along to The Paddocks, a turning on the left-hand side, take this road and follow it round. Montrose Place will be found on the left.

SERVICES

The property is connected to mains electricity, mains gas and mains sewer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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