

FOR SALE

1 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW



FOR SALE

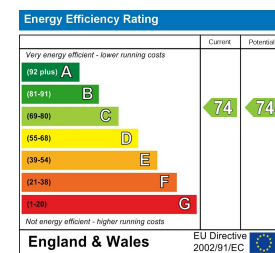
Offers in the region of £129,950

1 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed two-bedroom, first floor apartment benefitting from off-street parking, ground floor access, and an element of outside space, conveniently situated in a popular residential location within the sought after north Shropshire town of Ellesmere.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well Presented
- First Floor Apartment
- Two Bedrooms
- Off Street Parking to the Rear
- Potential for Garden Space
- Popular Residential Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Swanmere Court in Ellesmere for sale by private treaty.

1 Swanmere Court is a well designed two-bedroom, first floor apartment benefitting from off-street parking, ground floor access, and an element of outside space, conveniently situated in a popular residential location within the sought after north Shropshire town of Ellesmere.

The property, which has been well maintained by the current vendors, currently comprises a ground floor Entrance Hall rising to the first floor accommodation which contains a Living Room, Kitchen/Breakfast Room, two Bedrooms, and a family Bathroom.

Externally, the property is complimented by allocated parking to the rear, along with a small amount of outside space which is currently utilised as bin storage.

The sale of 1 Swanmere Court does, therefore, offer the rare opportunity for purchasers to acquire a well presented two bedroom first floor apartment situated in a popular residential location.

The property will be of particular interest to landlords/investors with an estimated monthly rent of circa £550 per calendar month.

THE ACCOMMODATION COMPRISES:

The property is entered via a wooden front door with decoratively glazed panelling in to an:

ENTRANCE HALLWAY

Fitted carpet as laid, obscure UPVC double glazed window on to side elevation and carpeted stairs rising to the first floor.

FIRST FLOOR LANDING

Fitted carpet as laid and inspection hatch to loft space.

LIVING ROOM

10'2" x 12'4" (3.10 x 3.76)

Wood effect laminate flooring, two UPVC double glazed windows on to front elevation, opening into Kitchen and a an archway leading in to the:

KITCHEN/BREKFAST ROOM

17'4" x 5'7" (5.30 x 1.72)

Tiled flooring, a selection of base and wall units with marble effect roll topped work surfaces above housing the stainless steel sink unit with draining area to one side and (H&C) mixer tap above, a four ring Schott Ceran electric hob with, below, a Bush single over and above this an extractor fan, three UPVC double glazed windows on to rear elevation, planned spaces for appliances and tiled splashbacks. To one end of the kitchen is a breakfast bar which has a matching work surface with space for stools below.

BEDROOM ONE

11'7" x 9'11" (3.55 x 3.04)

Fitted carpet as laid, UPVC double glazed windows on to front and rear elevation, inspection hatch to loft space.

BEDROOM TWO

9'8" x 9'1" (2.95 x 2.77)

Fitted carpet as laid, two UPVC double glazed windows on to front elevation, a door in to a recessed storage cupboard with slatted shelving and a further door in to an overstairs storage cupboard housing the Ravenheat cboiler.

FAMILY BATHROOM

Tile flooring, obscure UPVC double glazed window on to rear elevation, partly tiled walls and a bathroom suite to include low flush WC, pedestal hand basin (H&C), heated towel rail and a panelled bath with (H&C) mixer tap and a mains fed shower above.

OUTSIDE

The property is complimented by a strip of external space accessed over the rear car park, which is currently utilised as bin storage.

The property is also complimented by two allocated parking spaces situated to the rear of the property.

SERVICES

We understand that the property has the benefit of mains waters, electricity, drainage, and gas.

TENURE

The property is said to be of leasehold tenure with circa 67 years remaining unexpired on the lease, vacant possession will be given on completion of the purchase.

We are advised of an annual ground rent of £285.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. 0345 6789000.

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.