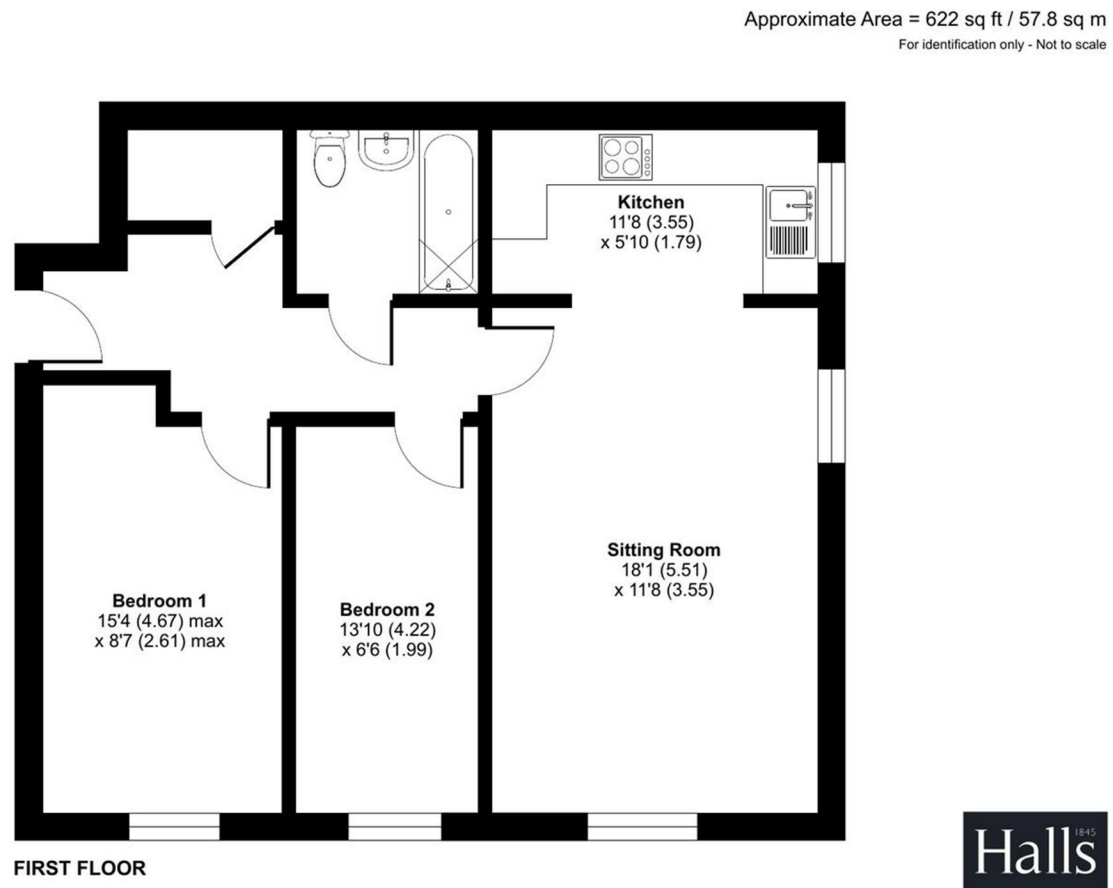


FOR SALE

64 Yew Tree Close, Shrewsbury, SY1 2US



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1403059



FOR SALE

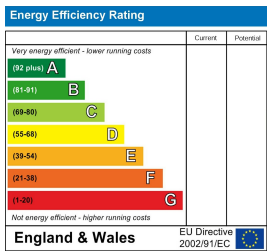
70% Shared ownership £120,000

64 Yew Tree Close, Shrewsbury, SY1 2US

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 spacious two bedroom apartment that is immaculately presented throughout situated in an incredibly popular development.




01743 236444


Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com





IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.


1 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s





- Large open plan kitchen/dining/living room
- 2 well proportioned double bedrooms
- Bathroom
- Private designated parking
- Local Amenities and close to town centre
- 70% ownership for the guide price

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane along Chester Street. Proceed under the railway bridge getting in the left hand lane and continue along St Michaels Street going straight over the mini roundabout. Take the right turn at the next roundabout into Yew Tree Close and continue straight down the property will be identified after a short distance on the right hand side.

SITUATION

The property is located in a most desirable and popular residential area with the benefit of a number of amenities including shops and school. The town centre is readily accessible and offers a further more comprehensive range of both social and leisure facilities together with a rail service. Commuters have excellent access off to the A5 and then on to the M54 motorway.

DESCRIPTION

64 Yew Tree Close is a particularly spacious and beautifully presented first floor apartment. The accommodation offers a large open plan lounge diner with fitted kitchen. There are two spacious bedrooms and the bathroom which has a white suite. Outside there is a designated parking space in a residents car park together with three visitor spaces. The apartment has use of communal lawned gardens.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

AGENTS NOTE

The property is subject to a Section 106 affordability clause meaning that the property is sold at 70% of the open market value. For further information please contact our office.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

103 years from 2010 - 87 years remining

Ground rent: £250

Service charge: £1200

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.