



Roger Parry
& Partners

46 Coton Manor, Berwick Road,
Shrewsbury, SY1 2LX



46 Coton Manor, Berwick Road, Shrewsbury, SY1 2LX
£60,000 Offers Over—Of Interest to Investment Buyers Only

A first-floor spacious apartment providing generous proportioned accommodation consisting of large entrance hall, sitting room, kitchen, large double bedroom and bathroom.

The property has the benefit of electric heating and double glazing.

Coton Manor is set in lovely communal gardens with communal parking available on a first come first serve basis. The property is conveniently situated within easy walking distance to the town centre and the showground.

The property is presently let on a 6 month Assured Shorthold Tenancy Agreement at £550 per calendar month starting in April 2021

EPC rating: D (For a full copy of the Energy Performance Certificate please contact agent)

**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

Communal landing leads to...

Large entrance hall 15' 6" x 4' 10" (4.72m x 1.47m)

With central light point, wall mounted electric panel heater, entry phone system. Door leads through to...

Sitting Room 15' 4" x 12' 5" (4.67m x 3.78m)

With wall mounted electric panel heater, telephone point, ample power points, TV aerial socket, central light point, large uPVC double glazed window to the front overlooking woodland.

From sitting room door to...

Kitchen 11' 7" x 7' 0" (3.53m x 2.13m)

With range of modern units comprising: stainless steel single drainer sink unit set into granite effect laminate work surfaces with range of base units under and tiled splash back above. Space for cooker with electric cooker point, plumbing for washing machine, wood effect vinyl floor covering, power and lighting points. Door to built in larder unit with shelving, built in airing cupboard alongside with cylinder with emersion heater. uPVC double glazed window to the front overlooking woodland.

Bedroom 15' 3" x 9' 9" (4.65m x 2.97m)

With power and lighting points, uPVC double glazed window to the front overlooking gardens.

Bathroom

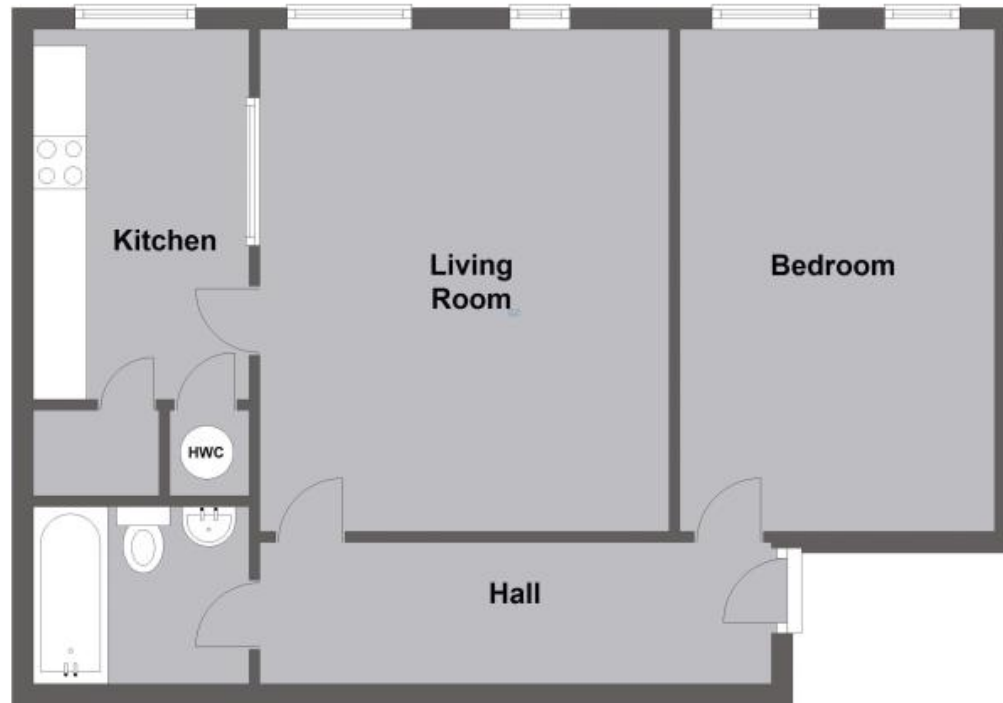
Fitted with white suite comprising: panelled bath with tiled surround, pedestal wash basin, low level flush WC, shaver socket. Micro tiled vinyl floor covering.

Coton Manor is set lovely landscaped gardens and there is communal parking available at the property on a first come first served basis.

Agents Note: The property is leasehold and held on a 125 year lease from 1984, (approximately 88 years remaining) ground rent is £75 per annum, service charges are £1275.88 every six months which includes building insurance. Awaiting confirmation of this years figures (Purchasers solicitors to verify information above prior to exchange of contracts).



First Floor



46 Coton Manor, Shrewsbury

www.rogerparry.net

Directions:

From Shrewsbury town centre continue along Chester Street up Coton Hill to the traffic lights, turn left onto Berwick Road and continue on and Coton Manor is situated on the left hand side as you exit the town.

Number 46 is located in the central block on the first floor.

Viewing of the property is by appointment only,
please contact:

Welsh Bridge, Frankwell, Shrewsbury, SY3 8LG

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Shrewsbury ~ Welshpool ~ Oswestry ~ Carmarthen ~ Llanidloes



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