



7 Coton Manor , Berwick Road, Shrewsbury, Shropshire, SY1 2LT

£70,000

An appealing, well presented 2 bedroom apartment in a prime end position. Located on the third floor, the property boasts amazing views over countryside, river Severn and townscape. Accommodation includes: Hall, Living Room, Attractive Kitchen, 2 Double Bedrooms, Excellent Shower Room, Double Glazing, Electric Storage Heating, Landscaped Communal Gardens, Residents Parking, Convenient For The Town Centre/Railway Station. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

From Communal Landing, entrance door leads to

Entrance Hall

Entry phone, wide opening to

Living Room 15' 4" x 10' 4" (4.67m x 3.15m)
Large, full width double glazed window, highlighting magnificent views across open countryside to the River Severn and townscape beyond, ornamental fire surround with electric fire inset, storage heater, sunken lighting, high level display shelf.

Kitchen 11' 6" x 7' 11" (3.50m x 2.41m)
Attractively fitted with a good range of wood fronted units to 3 wall areas, laminated work surfaces with inset sink unit, tiled surround to work areas, integrated oven, 4 ring hob, filter hood and dishwasher, space for further appliances, full width double glazed window enjoying similar views to Living Room.

Bedroom 1 12' 0" x 11' 3" (3.65m x 3.43m)
A good size bedroom with 2 double glazed windows enjoy open views to the front, storage heater, fitted open wardrobe to one wall.

Bedroom 2 11' 3" x 10' 0" (3.43m x 3.05m)
Another good size bedroom with storage heater, full width double glazed window enjoys open outlook, built in shelved cupboard, built in airing cupboard with Heatrae Sadia hot water cylinder.

Shower Room

One of only a few apartments in the complex with natural lighting, fitted with contemporary 3 piece suite including tiled shower cubicle, wash basin set to recess, WC, heated towel rail, extractor fan, double glazed window.

Outside

Communal Landscaped Gardens, Bin Store and Parking.

Lease Details

125 year Lease from 1984. Ground Rent and Service Charges to be confirmed.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Third Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

7 Colton Manor Berwick Road SHREWSBURY SY1 2LT	Energy rating E	Valid until: 13 February 2028 Certificate number: 8304-6375-8629-9597-0283
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Property type
Top-floor flat

Total floor area
53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage