



## 117 Frankwell, Shrewsbury, Shropshire, SY3 8JU

### Offers in the Region Of £135000

Oozing with fantastic character is this charming, spacious Grade II listed 2 bedroom first floor apartment. Located in the popular area of Frankwell, with its buzzing community, and only a short walk from Shrewsbury Town Centre. Accommodation comprises: Kitchen, Living Room, 1 Large Double Bedroom, 1 Single Bedroom, Bathroom and Communal Courtyard, NO UPWARD CHAIN.



**117 Frankwell, Shrewsbury, Shropshire, SY3 8JU      Ref: 4401**

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**

Entrance door with frosted glazed panel.

**Entrance Hall** 6' 5" x 3' 1" (1.95m x 0.94m)

Window to the rear, radiator.

**Kitchen** 8' 5" x 7' 5" (2.56m x 2.26m)

Fitted with a range of white units with wood effect laminate work tops, stainless steel sink unit, space for appliances, plumbing for washing machine, vinyl flooring, wall mounted gas fired central heating boiler, window to the rear.

**Living Room** 17' 8" x 18' 0" (5.38m x 5.48m)

A lovely large room with feature wall timbers, 2 radiators, Tudor bay window to the front overlooking Frankwell, 2 storage cupboards, ornamental fireplace.

**Inner Hall** 3' 9" x 5' 11" (1.14m x 1.80m)

Storage cupboard, access to Bedrooms and Bathroom.

**Bedroom 1** 13' 0" x 12' 7" (3.96m x 3.83m)

Double radiator, Tudor bay window to the front, feature wall timbers.

**Bedroom 2** 6' 2" x 14' 3" (1.88m x 4.34m)

Radiator, window to the rear.

**Bathroom** 8' 0" x 5' 6" (2.44m x 1.68m)

Fitted with 3 piece white suite including bath with electric shower unit over, wash basin and WC, vinyl flooring, window to the rear, access to loft space, radiator.

**Outside**

Communal Courtyard

**Lease Details**

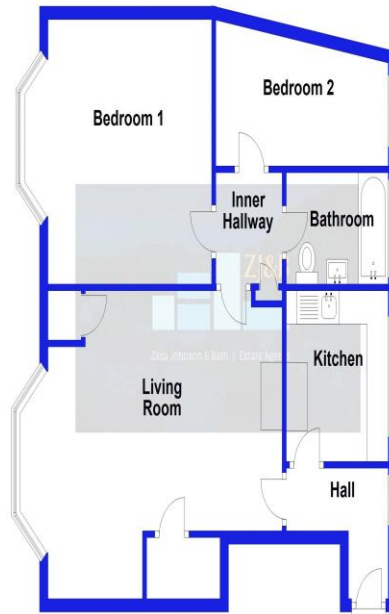
The property is on a 199 year lease from 28.06.2002. Charges as of 01.01.2023 are: Ground Rent is £50 per annum. Building Insurance £275.21 per annum. Terrorism Insurance £16.32 per annum. (£341.53 per annum in total).

Council Tax Band A

**Tenure:** Our client advises us that the property is . 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**

## Ground 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.

## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
117 Frankwell SHREWSBURY SY3 8JU	Energy rating <b>C</b>	Valid until: 9 February 2033 Certificate number: 1617-4422-9070-6231-0292																																
Property type	Mid-floor flat																																	
Total floor area	74 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is C. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy performance.</a>																																		
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<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		



### **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**