



## 40a Moneybrook Way, Meole Brace, Shrewsbury, Shropshire, SY3 9NF

### Offers in the Region Of £100,000

This extremely well proportioned 2 bedroom duplex apartment has large Living Room with balcony, Kitchen, 2 Good Size Bedrooms and Bathroom. Situated within close proximity of Meole Brace Retail Park and within the catchment area for Meole Brace Junior and Senior schools. Ideal for first time buyers or Investors. No Upward Chain.



**40a Moneybrook Way, Meole Brace, Shrewsbury, Shropshire, SY3 9NF      Ref: 4653**

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

**Access from Communal Hallway**

Composite entrance door.

**Entrance Hall**

Part carpet and part parquet flooring, storage cupboard, staircase leads to First Floor.

**Kitchen**

Grey wood effect laminate flooring, fitted with base and eye level units, laminate work tops, integrated 4 ring gas hob with electric oven beneath and extractor above, double glazed window to the front.

**Living Room**

Fully carpeted, double glazed window, dual aspect double glazed windows to the front and side, uPVC double glazed leading onto balcony with views overlooking the brook, under stairs storage cupboard, radiator, built in electric fire with surround.

**First Floor Landing**

**Bedroom 1**

Exposed floor boards, radiator, double glazed window overlooking the brook, built in storage cupboard housing recently installed gas combination central heating boiler.

**Bedroom 2**

Carpeted, radiator, double glazed window to the front, overlooking Moneybrook Way, built in wardrobe.

**Bathroom**

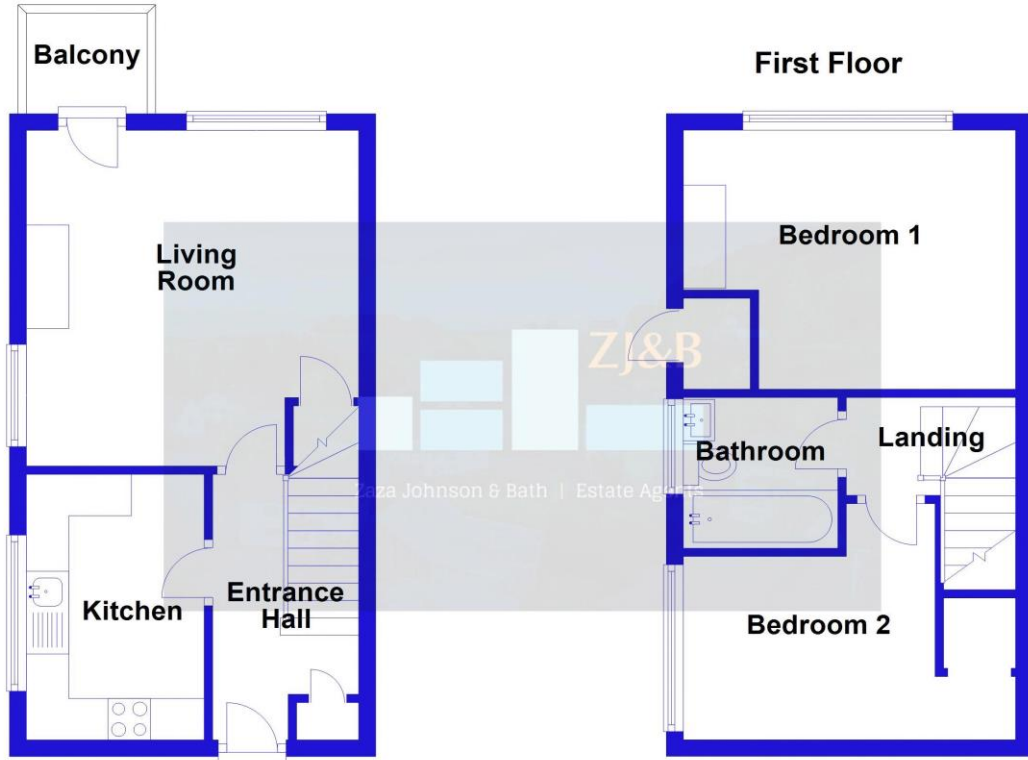
Fitted with 3 piece suite including wash basin, WC, bath with mixer tap and shower fitting, fully tiled around bath, double glazed window.

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**

## 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

## 40A Moneybrook Way, Meole, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

27/09/2023, 15:50

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

40a, Moneybrook Way SHREWSBURY SY7 1RF	Energy rating <b>E</b>	Valid until: 28 November 2028 Certificate number: 8091-1310-7829-7927-0963
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Property type  
Mid-floor maisonette

Total floor area  
63 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 restrictions](https://www.gov.uk/guidance/energy-efficiency-ratings-and-rental-restrictions) (<https://www.gov.uk/guidance/energy-efficiency-ratings-and-rental-restrictions>).

#### Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

##### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, no insulation (assumed)	Very poor

<https://find-energy-certificate.service.gov.uk/energy-certificate/8091-1310-7829-7927-0963>

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### **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**