



5 Haycock House, The Chestnuts, Cross Houses, Shrewsbury, Shropshire, SY5 6JG

Offers in the Region Of £139,500

A unique opportunity to own this beautifully presented apartment, within a Grade II Georgian listed building, dating from 1793. Enjoying its own private entrance and private walled courtyard garden. The accommodation provides superb open-plan

Living/Dining/Kitchen with feature barrelled ceiling; a large double Bedroom with double-length built-in wardrobes and stylish 4-piece Bathroom, Utility/Store. Allocated and visitors' parking, DG, Heating. Viewing Highly Recommended.



5 Haycock House, The Chestnuts, Cross Houses, Shrewsbury, Shropshire, SY5 6JG Ref: 4699

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

Part glazed entrance door to feature Open Plan Living Space

Open Plan Kitchen/ Living Room 20' 7" x 16' 2" (6.27m x 4.92m)

A fantastic room with charming barrelled ceiling, full length double glazed sash style windows which overlook lovely courtyard garden. The Living Area has 2 wall mounted electric heaters, aerial and telephone points, wall lights. The Kitchen Area has a tiled floor and is fitted with an attractive modern range of units, work surfaces within set sink unit and drainer, integrated electric oven with 4 ring hob over.

Bedroom 16' 2" x 8' 7" (4.92m x 2.61m)

Full of character with feature barrelled ceiling, large built in wardrobe with sliding mirror doors, full length double glazed sash style window overlooking courtyard garden, electric radiator.

Bathroom 8' 7" x 8' 0" (2.61m x 2.44m)

Beautifully fitted with full 4 piece suite including bath, shower cubicle with electric shower unit, wash basin set to vanity unit with cupboards beneath, WC, granite style tiled flooring, extensive tiled wall areas, shaver socket, extractor fan, wall mounted electric radiator.

Utility/Store

Walk-in with space and plumbing for washing machine. Also contains hot water cylinder and shelving.

Outside

The apartment is approached via an ornamental iron gate, with steps leading down to a beautiful walled courtyard garden. Around the building are well-maintained communal gardens. Nearby, is an allocated car parking space specific to the property, along with an ample visitors' car parking, cycle and bin store.

Lease Details

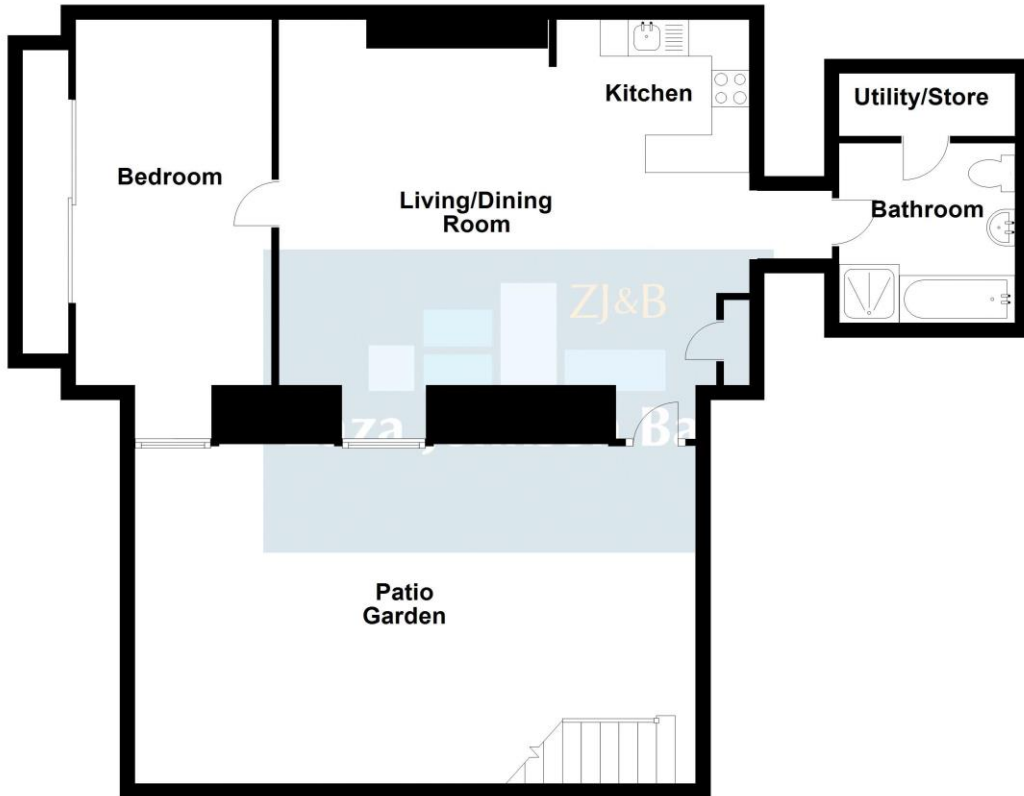
199 year lease from 2005 - approximately 180 years remaining. Ground Rent - tbc Service Charge - tbc.

Council Tax Band B

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**

Lower Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
Apartment 5 Haycock House The Chestnuts SHREWSBURY SY5 6JG	Energy rating C	Valid until: 12 January 2034 Certificate number: 6334-0729-3300-0762-3296																																
Property type	Basement flat																																	
Total floor area	62 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).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>82+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>69-81</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>55-69</td> <td>C</td> <td>79 C</td> <td>79 C</td> </tr> <tr> <td>39-54</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td></td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	82+	A			69-81	B			55-69	C	79 C	79 C	39-54	D			21-38	E			1-20	F				G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
82+	A																																	
69-81	B																																	
55-69	C	79 C	79 C																															
39-54	D																																	
21-38	E																																	
1-20	F																																	
	G																																	



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