



## 10 Llewellyn Place, Nettles Lane, Mountfields, Shrewsbury, SY3 8QY

### Offers in the Region Of £240,000

A stylish, modern duplex apartment with private entrance. Open Living/Dining Room, Kitchen, Bathroom 2 Double Bedrooms and En Suite Shower Room. Located in a quiet part of the popular area of Frankwell within easy walking distance of Shrewsbury town centre, railway and bus stations and beautiful riverside walks. GCH. DG. Communal Garden. Early Viewing Recommended.



**10 Llewellyn Place, Nettles Lane, Mountfields, Shrewsbury, Shropshire, SY3 8QY Ref: 4752**

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**

Wooden entrance door.

**Entrance Hall**

Electric consumer unit, staircase leading to First Floor apartment, radiator.

**First Floor Landing** 6' 10" x 7' 9" (2.08m x 2.36m)

Staircase to Second Floor Landing, under stairs storage cupboard.

**Living/Dining Room** 16' 9" x 13' 11" (5.10m x 4.24m)

Carpet, radiator, 2 double glazed windows to the front, opening to

**Kitchen** 9' 11" x 9' 9" (3.02m x 2.97m)

Tiled flooring, dual aspect double glazed windows to the front and side. Fitted with cream units, laminate work tops, inset sink unit, combi boiler, 4 ring gas hob with electric oven below and filter hood above, tiled splash backs, space and plumbing for washing machine, integrated fridge and freezer.

**Bedroom 2** 10' 4" x 8' 5" (3.15m x 2.56m)

Carpet, radiator, double glazed window to the side, built in double wardrobe.

**Bathroom** 6' 1" x 7' 2" (1.85m x 2.18m)

Wood effect vinyl flooring, fitted with 3 piece suite including wash basin, WC, 'P' shape bath with tiled surround, mixer shower and shower screen, shaver socket, extractor fan, radiator.

**Second Floor Landing**

**Main Bedroom** 19' 3" x 12' 4" (5.86m x 3.76m)

Lovely light room, carpet, 2 radiators, double glazed window to the front, useful built in storage cupboard, double doors to walk in wardrobe, door to

**En Suite Shower Room** 10' 8" x 8' 5" (3.25m x 2.56m)

Carpet, fitted with 3 piece suite including wash basin with cupboard beneath, WC, fully tiled shower cubicle with Triton electric shower, double glazed window to the side, shaver socket, extractor fan.

**Outside**

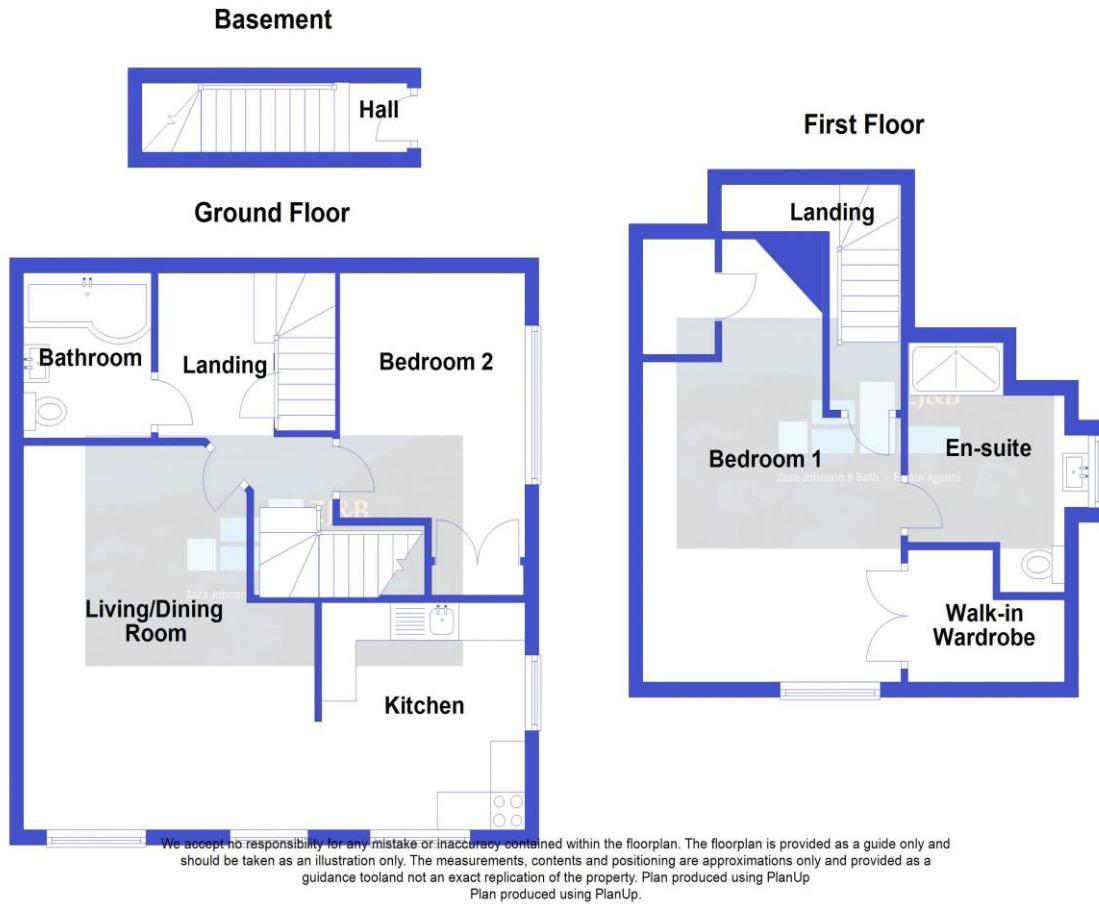
Communal foot path leads to entrance door, Communal garden with small decking area, rarely used by other residents.

**Council Tax Band B**

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

981 years remaining on the lease. Annual Service Charge £638

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



## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 10, Llewellyn Place<br>BRISTOL<br>BS3 3QY | Energy rating<br><b>C</b> | Valid until: 9 February 2027<br>Certificate number: 6608-7904-4929-0497-1233 |
|---|---------------------------|--|

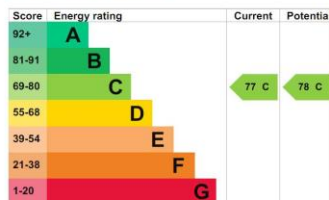
|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 87 square metres |

#### 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/government/uploads/system/uploads/attachment\\_data/file/600000/landlord-guidance-2018.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/landlord-guidance-2018.pdf)).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.  
[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



### **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**