



Zaza Johnson & Bath
Estate Agents

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62 Darville, Castlefields, Shrewsbury, Shropshire, SY1 2UG

Offers in the Region Of £75,000

CASH OFFERS ONLY! This 1 bedroom ground floor apartment offers an investment opportunity, being sold with the existing tenant on an assured shorthold tenancy, rental income is £6000 per annum. Please note this is a cash purchase only due to a short lease of 58 years remaining, (an option to extend the lease will be subject to varying costs).



62 Darville, Castlefields, Shrewsbury, Shropshire, SY1 2UG Ref: 4740

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 includes

Council Tax Band A

Living Room

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.

Kitchen

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

Bedroom

Bathroom

Lease Details

58 years remaining, (an option to extend the lease will be subject to varying costs).

Energy performance certificate (EPC)

62 Darville SHREWSBURY SY1 2UG	Energy rating D	Valid until: 5 February 2034
		Certificate number: 4534-0522-1300-0925-4202
Property type	Ground-floor flat	
Total floor area	34 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 rating and score

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

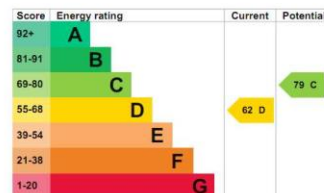
[See how to improve this property's energy efficiency.](#)

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





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