



## 17 Montrose Place, Bicton Heath, Shrewsbury, Shropshire, SY3 5EN

**£60,000**

A first floor studio apartment in a popular location just a short distance from the Royal Shrewsbury Hospital to the west of Shrewsbury. The accommodation includes combined Living Room/Bedroom,, Kitchen, modern re-fitted shower room, gas boiler double glazing, allocated parking space, open aspect, close to road networks.

**NO UPWARD CHAIN.**



**17 Montrose Place, Bicton Heath, Shrewsbury, Shropshire, SY3 5EN Ref: 4687**

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 to Open-plan Living Room/Bedroom.

**Living Room/Bedroom** 17' 11" x 9' 10"  
(5.46m x 2.99m)

3 double glazed windows, double radiator, access to roof space. Keyhole archway to

**Kitchen** 8' 5" x 5' 2" (2.56m x 1.57m)

Fitted with units to 3 wall areas, laminate work tops, inset sink unit, wall mounted Ideal Logic gas central heating boiler, tiled surround to work areas, double glazed window to the front.

**Shower Room**

Fitted with modern, white 3 piece suite including shower cubicle with folding door, wash basin, WC, double glazed window, large built in storage cupboard.

**Allocated Parking**

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**

# First 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

## 17 Montrose Place, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

27/11/2023, 17:05

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

### Energy performance certificate (EPC)

5 Broadway Close SHREWSBURY SY2 8JY	Energy rating <b>C</b>	Valid until: 18 November 2033 Certificate number: 9232-3932-4209-0437-3204
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Property type	Semi-detached house
Total floor area	90 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/energy-efficiency-landlords-and-tenants>

#### Energy rating and score

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

[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.

<https://find-energy-certificates.service.gov.uk/energy-certificate/9232-3932-4209-0437-3204>



### **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**