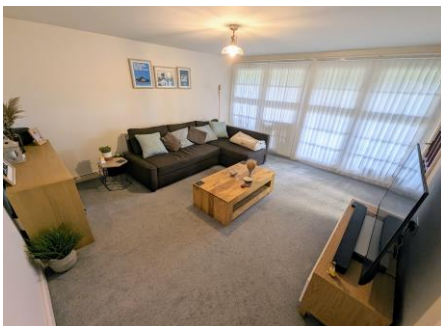




## 11 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, SY2 5BX

### Shared Ownership £105,000

50% SHARED OWNERSHIP Purchaser will require an assessment and approval from Plumlife move. A beautifully presented and much improved two bedroom terraced home perfect for first time buyers looking to get onto the property ladder. The spacious accommodation includes, Entrance hall, Sitting Room, Living Room, Kitchen, Shower Room, Two Bedrooms, First Floor WC, Allocated Parking, Communal Gardens, GCH.



**11 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BX Ref: 4864**

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 Hall** 6' 5" x 9' 5" (1.95m x 2.87m)  
Glazed entrance door, 2 windows, staircase leading to First Floor Landing, wood effect laminate flooring, under stairs storage cupboard.

**Sitting Room** 12' 5" x 7' 2" (3.78m x 2.18m)  
Carpet, 2 windows to the front, radiator.

**Living Room** 14' 0" x 12' 5" (4.26m x 3.78m)  
A lovely light room with fitted carpet, radiator and full length windows to the rear.

**Kitchen** 10' 9" x 7' 3" (3.27m x 2.21m)  
Attractively fitted with white units, wood effect laminate work tops, deep inset sink unit, ample space for appliances, wood effect flooring, windows and glazed door to the rear.

**Shower Room** 7' 7" x 6' 1" (2.31m x 1.85m)  
Nicely fitted with contemporary white suite including large shower cubicle with aqua boarding, wash basin with cupboards beneath, WC, heated towel rail, extractor fan, wood effect flooring.

**Landing** 9' 5" x 4' 8" (2.87m x 1.42m)

**Bedroom 1** 14' 1" x 11' 0" (4.29m x 3.35m)  
A good size bedroom with radiator, fitted double wardrobes, carpet, window to the rear.

**Bedroom 2** 9' 3" x 7' 8" (2.82m x 2.34m)  
Carpet, radiator, window to the rear.

**WC**

Fitted with wash basin and WC, wood effect flooring.

**Outside - Front**

Communal Carpark and Allocated Parking.

**Outside - Rear**

To the rear of the property is a covered veranda which looks over communal garden to the rear.

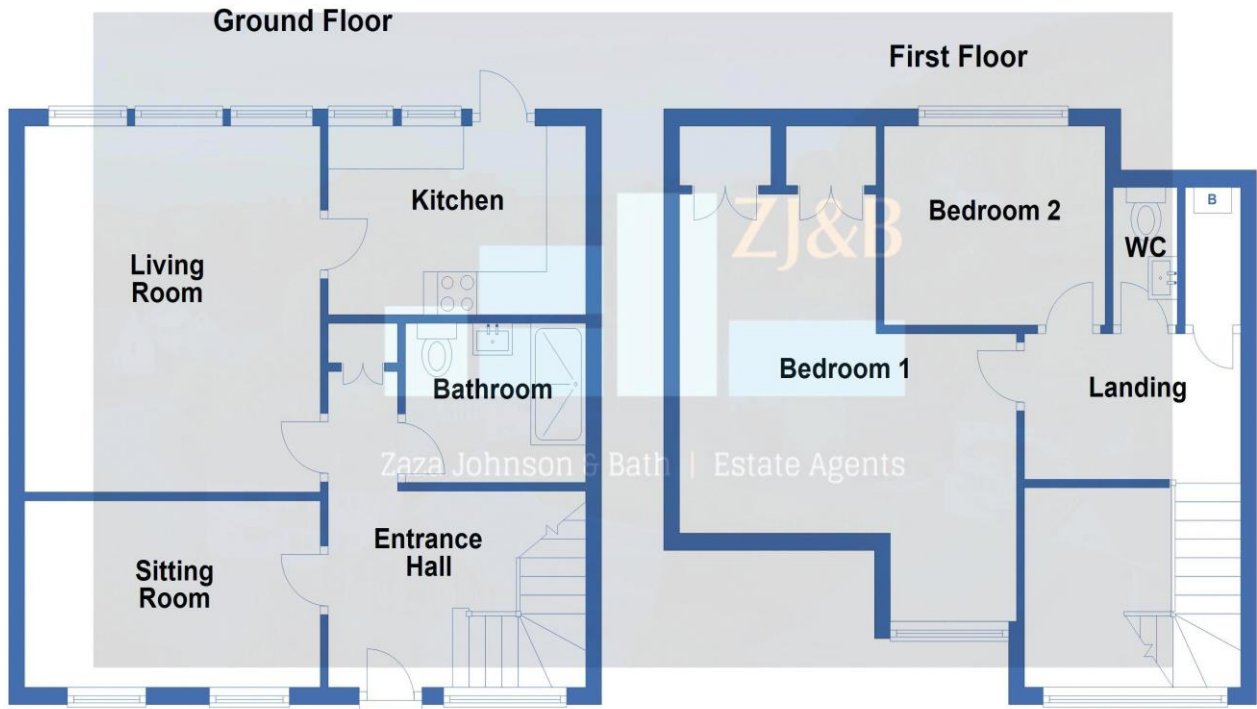
**Lease details**

The property is held on a 99 years lease from 01.09.2000 - 78 years remaining. The Rent on the remaining share is £182.91 pcm The Service and Maintenance Charge £147.04 pcm and overs all external and garden maintenance.

**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**



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  
Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

17/08/2024, 17:08 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

11, The Chase Rhoswale Green Bridgend, N.Y. S14 3JQ	Energy rating <b>E</b>	Valid until 3 April 2028
		Certificate number 0248-5025-6274-4148-8950

Property type: Mid-terrace bungalow  
Total floor area: 80 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/tenants-should-read-property-minimum-energy-efficiency-standards-articles-articles) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-articles-articles>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be B.  
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

<https://find-energy-certificates.service.gov.uk/energy-certificate/0248-5025-6274-4148-8950>

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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**