



12 Brickfield Flats, The Mount, Shrewsbury, Shropshire, SY3 8RL

£130,000

A spacious 2 bedroom second floor apartment enjoying wonderful open views. Convenient for the town, accommodation includes: Entrance Hall, Living Room, Attractive Fitted Kitchen, 2 Good Sized Bedrooms With Built In Wardrobes, Contemporary Refitted Shower Room, Allocated Parking Space, Landscaped Communal Gardens, DG. The property is currently let on an Assured Shorthold Tenancy with a rental income of £625 per calendar month (£7,500 per annum)



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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

Door to Communal Entrance Hall.

Entrance Hall

Electric radiator, built in airing cupboard housing hot water cylinder and heating controls.

Living Room 13' 9" x 11' 3" (4.19m x 3.43m)

A good size room with large double glazed window providing excellent natural lighting, electric radiator.

Kitchen 8' 4" x 6' 2" (2.54m x 1.88m)

Fitted with range of units, wooden work tops with tiled splash, inset composite sink unit, space for cooker, plumbing for washing machine, space for further appliances, double glazed window with open outlook.

Bedroom 1 11' 11" x 8' 10" (3.63m x 2.69m)

Electric radiator, double glazed window, built in double wardrobe.

Bedroom 2 10' 2" x 8' 10" (3.10m x 2.69m)

Electric radiator, double glazed window, built in double wardrobe.

Shower Room

Fitted with white 3 piece suite including fully tiled corner shower cubicle, wall mounted vanity unit with wash basin and drawers beneath, WC, electric towel radiator, double glazed window, extractor fan.

Communal Landscaped Gardens

Allocated Parking

Lease Details

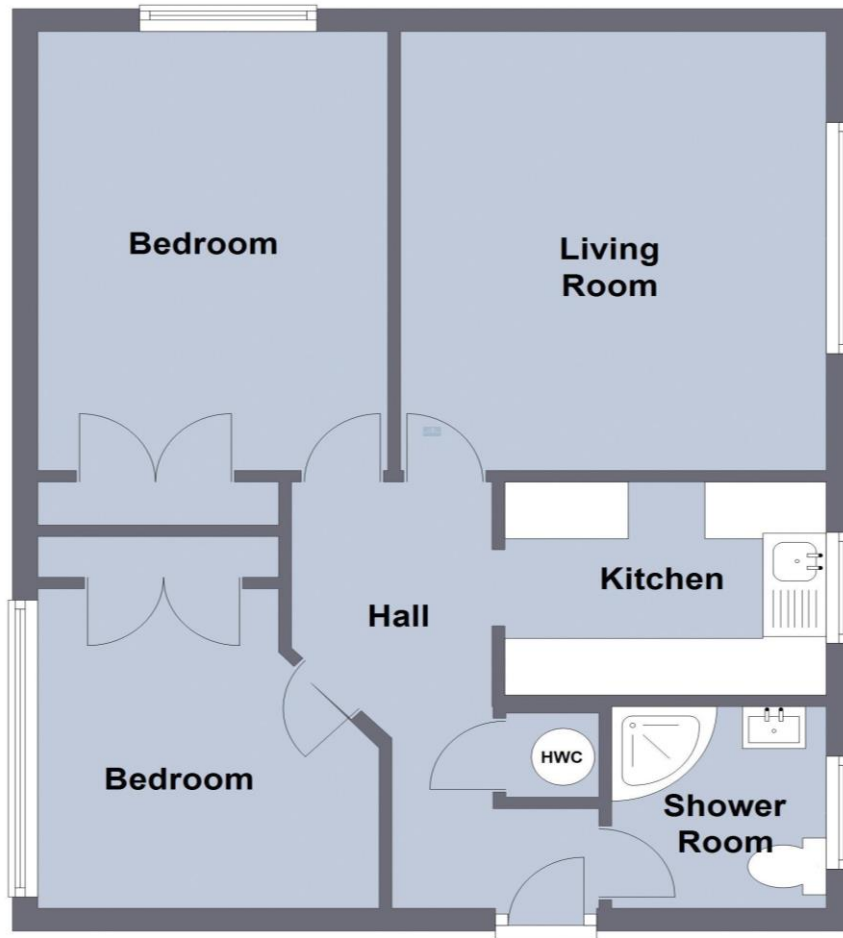
The property is on a 125 year lease from 25.03.2008 with 109 years remaining. Service Charge £642 per annum approximately. Currently let on an Assured Shorthold Tenancy with a rental income of £7,500 per annum - £625 per calendar month.

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**

Second Floor



12 Brickfield Flats, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

26/04/2023, 09:19

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

Energy performance certificate (EPC)

12 Brickfield Flats The Mount SHREWSBURY SY3 6RL	Energy rating D	Valid until: 14 June 2026
		Certificate number: 8716-7426-4340-7565-0992

Property type
Top-floor flat

Total floor area
54 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-homes-energy-efficiency-standards-guidance) from www.gov.uk/guidance/domestic-private-rented-homes-energy-efficiency-standards-guidance.

Energy efficiency rating for this property

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

[See how to improve this 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