



57 Benbow Quay, Coton Hill, Shrewsbury, Shropshire, SY1 2DL

Offers in the Region Of £150,000

An attractive 1 bedroom apartment located within walking distance of the town centre, railway and bus stations. The accommodation includes Entrance Hall, Open Plan Living/Dining/Kitchen with balcony, Bedroom, Bathroom And Allocated Parking.
Early Viewing Recommended.



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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

Solid wood fire door.

Entrance Hall 6' 1" x 6' 3" (1.85m x 1.90m)

Carpet, electric heater, intercom system, electric consumer unit, useful cupboard housing hot water cylinder.

Kitchen/Living Room 21' 0" x 15' 10" (6.40m x 4.82m)

A lovely open space. The Kitchen area is fitted with base and eye level units with laminate worktops, 4 ring electric hob with oven below, stainless steel splash back and filter hood, inset sink unit, space and plumbing for washing machine, ample space for further appliances, vinyl flooring. The main Living Area is carpeted, electric heater, 2 double glazed sash windows and double glazed French doors open onto balcony with cast iron railing and tiled flooring with views across Frankwell Fields and the river Severn.

Bedroom 13' 11" x 8' 11" (4.24m x 2.72m)

Carpet, double glazed sash windows to the rear, built in double wardrobe with mirror fronted sliding doors, electric heater.

Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

Fitted with white 3 piece suite including bath with mixer shower over and fully tiled walls around, wash basin and WC set to vanity unit with storage, vinyl flooring, extractor fan, double glazed window to the rear.

Allocated Parking Space

Lease details

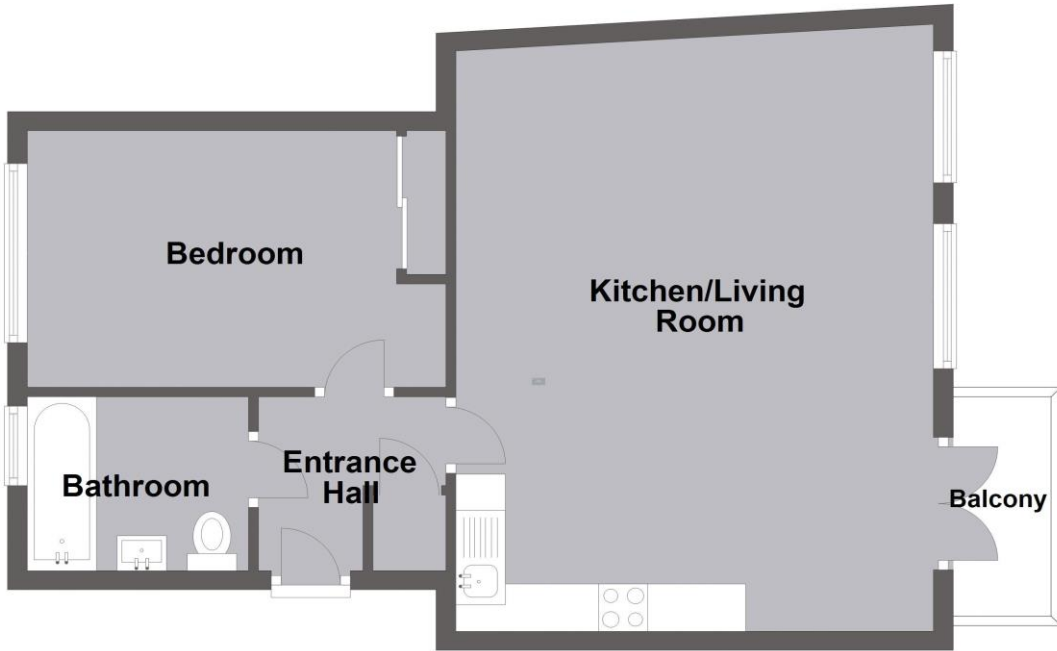
The property is held on a 199 year lease with 180 years remaining. The Ground Rent is £100 per annum and the Service Charge is £2104.00 per annum.

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**

Ground 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.

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FLOOR PLANS FOR GUIDANCE ONLY

13/09/2024, 11:50 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

57 Benbow Quay Shrewsbury SY1 3SL	Energy rating C	Valid until: 27 April 2032
		Certificate number: 0330-2966-4140-2822-0545

Property type: Mid-floor flat
Total floor area: 60 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/properties-provide-energy-performance-certificates) (<https://www.gov.uk/guidance/properties-provide-energy-performance-certificates>).

Energy rating and score

This property's energy rating is C. 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		87 B
69-80	C	79 C	
55-68	D		
39-54	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-certificate.service.gov.uk/energy-certificate/0330-2966-4140-2822-0545>



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