



7 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BX

Shared Ownership £110,000

Offered for sale on a 50% shared ownership scheme. This spacious 3 bedroom terrace home located in this popular area with private covered veranda overlooking communal garden to the rear. Accommodation comprises: Entrance Hall, WC, Kitchen/Dining Room, Living Room, 3 Bedrooms, Bathroom, Communal Gardens, Communal Parking.



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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

Glazed entrance door with side window to the front.

Entrance Hall 18' 11" x 10' 1" (5.76m x 3.07m)

A lovely spacious Entrance Hall with wood effect laminate flooring, radiator, built in under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 18' 11" x 13' 1" (5.76m x 3.98m)

Wood effect laminate flooring, radiator, 2 windows to the rear.

Kitchen/Dining Room 23' 5" x 10' 3" (7.13m x 3.12m)

Attractively fitted with a contemporary range of units with laminate work tops, integrated sink, space and plumbing for washing machine, space for cooker, stainless steel splash back, tiled surround to work areas, wood style laminate flooring. window to the front, further window to the rear with glazed door providing access to the rear.

Cloakroom/WC 7' 7" x 3' 3" (2.31m x 0.99m)

Fitted with white 2 piece suite including wash basin and WC, tiled flooring half tiled walls, window to the front, radiator, extractor fan.

First Floor Landing 13' 4" x 11' 11" (4.06m x 3.63m)

A good space currently used as an office space, radiator, window overlooking Communal Gardens.

Bedroom 1 23' 5" x 10' 4" (7.13m x 3.15m)

Carpet, radiator, window to the rear.

Bedroom 2 10' 7" x 9' 9" (3.22m x 2.97m)

Carpet, radiator, window to the rear.

Bedroom 3 10' 7" x 8' 11" (3.22m x 2.72m)

Carpet, radiator, window to the rear.

Bathroom 13' 11" x 6' 10" (4.24m x 2.08m)

Fitted with 4 piece suite including bath, separate tiled shower cubicle, wash basin with cupboards beneath and WC. Built in cupboard housing combination central heating boiler, window overlooking Communal Gardens, dark wood effect vinyl flooring, towel radiator, extractor fan.

Outside

Paved patio with covered veranda ideal for storage or outdoor seating area overlooking beautiful Communal Gardens which is laid to lawn. To the rear is a small area of lawn with paved pathway to the back door. Access to Communal Car Park providing ample parking for the residents.

Communal Gardens

Lease details

The property is on a 99 year lease from 01.01.2002, with 77 years remaining. Ground Rent is £1 per annum. Service Charge is £1764.48 per annum. The property is on a 50% shared ownership scheme and the rent on the remaining 50% is £230.01 per month.

Council Tax Band C

Tenure: Our client advises us that the property is Share of Freehold. 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**



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

7 The Chase Racecourse Crescent SHREWSBURY SY2 5BX	Energy rating C	Valid until: 22 October 2034
		Certificate number: 2325-3943-7200-6114-2200

Property type: Mid-terrace house
Total floor area: 133 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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