



**Zaza Johnson & Bath**  
Estate Agents

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## **8 Walkford Close, Radbrook, Shrewsbury, Shropshire, SY3 6DB**

**£72,500**

INVESTMENT PROPERTY - Tenant in situ - current rental income £435.10 pcm. 1 bedroom 1st floor apartment - Situated in a popular residential location with good local amenities and within easy access of the town centre and link roads Accommodation includes Living Room/Kitchen, Bedroom, Shower Room, Allocated Parking.  
Cash Offers Only.



## **8 Walkford Close, Radbrook, Shrewsbury, Shropshire, SY3 6DB**

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**

Communal Entrance, staircase leading to First Floor. Entrance door.

### **Open Plan Living Room/Kitchen 14' 5" x 14' 4" (4.39m x 4.37m)**

Living Area has a window to the front, electric heater. The Kitchen Area is fitted with range of units, laminate work tops, inset sink unit, integrated oven and hob, space for under counter fridge, space and plumbing for washing machine, window to the side.

### **Bedroom 7' 7" x 7' 6" (2.31m x 2.28m)**

Window to the rear, built in wardrobe with mirror fronted sliding doors, electric heater.

### **Shower Room 7' 6" x 4' 3" (2.28m x 1.29m)**

Fitted with tiled shower cubicle, wash basin set to vanity unit and WC.

### **Allocated Parking**

### **Lease Details**

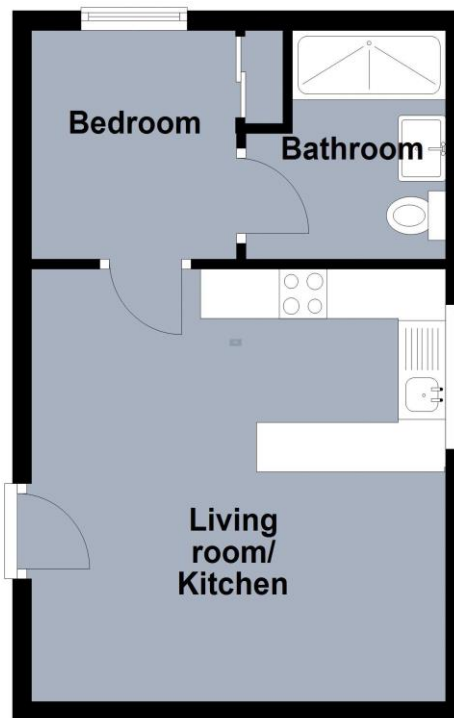
Lease has approximately 59 years remaining. Ground rent £150 per annum. Insurance £163.52 per annum

### **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



## 8 Walkford Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

26/11/2021, 11:02

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

## Energy performance certificate (EPC)

8 Walkford Close SHREWSBURY SY3 6DB	Energy rating <b>E</b>	Valid until: 21 October 2022 Certificate number: 9068-6976-7240-0722-5990
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**Property type**  
Top-floor flat

**Total floor area**  
30 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-santid-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-santid-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. 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**