



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **85 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZG**

### **Offers in the Region Of £78,000**

**\*\*\*ATTENTION INVESTORS\*\*\*** Tenant in situ - Currently achieving a monthly rental of £450 is this attractive refurbished 1st floor apartment, situated in the popular area of Copthorne, close to good local amenities and Royal Shrewsbury Hospital. Accommodation includes: Open Plan Living Room/Kitchen which has been re-fitted, Bedroom and contemporary Shower Room and the benefit of Allocated Parking. Conveniently located for Shrewsbury town centre and link roads. Viewing Recommended. Cash Offers Only.



## **85 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZG**

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 door.

### **Open Plan Living Room/Kitchen 15' 3" x 9' 2"** (4.64m x 2.79m)

Living Room is carpeted with large double glazed window to the front. Kitchen Area has vinyl flooring and has been fully refitted with contemporary units to 2 wall areas, laminated work tops with inset sink unit, integrated electric oven and 4 ring hob with splash back and filter hood above.

### **Bedroom 9' 4" plus recess x 8' 0" (2.84m x 2.44m)**

Built in double wardrobe with sliding doors, built in airing cupboard, double glazed window.

### **Shower Room**

Fitted with white 3 piece suite including fully tiled shower cubicle, wash basin with tiled surround, WC, double glazed window.

### **Outside**

Allocated Parking Space.

### **Lease Details**

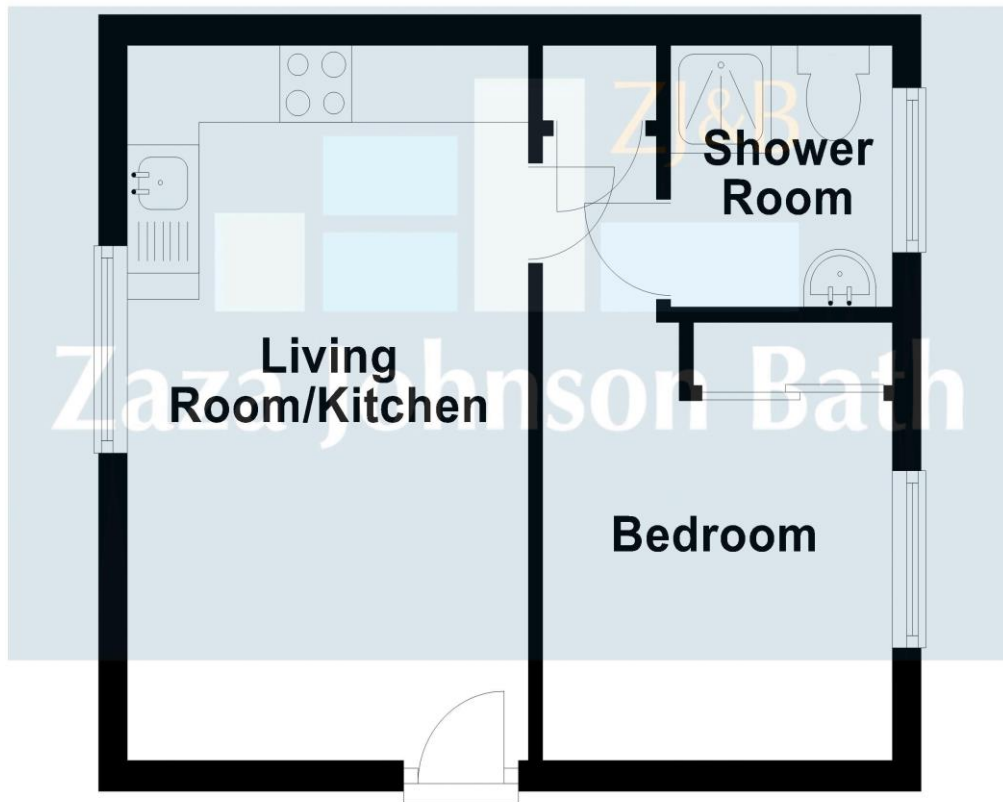
We understand the property is on a 99 year lease from 1983 - 57 years remaining. Ground rent is £80 per annum and Insurance is £219.41 per annum.

### **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**

# First Floor



## FLOOR PLANS FOR GUIDANCE ONLY

06/11/2021, 14:38

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

### Energy performance certificate (EPC)

85 Falcons Way  
SHEWISBURY  
SY3 8ZG

Energy rating  
**D**

Valid until: 8 November 2031  
Certificate number: 3719-2029-4009-0098-7202

Property type: Top-floor flat  
Total floor area: 26 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-landlord-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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	72   C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



### **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**