



Apartment 1, Crescent House, Belmont, Shrewsbury, Shropshire, SY1 1TE

Offers in the Region Of £200,000

An attractive 1 bedroom ground floor apartment in Shrewsbury town centre close to the Quarry Park and within walking distance of excellent shops, restaurants, bars and The Theatre Severn. The accommodation includes open plan Living/Dining Room/Kitchen, Bedroom and Bathroom. Gas Central Heating, Double Glazing.
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

Gated access with steps lead down to wooden entrance door.

Open Plan Kitchen/Living Room 19' 6" x 18' 5" (5.94m x 5.61m)

The Living/Dining Area is carpeted and has 2 sealed unit double glazed sash windows, 3 thermostat controlled radiators, wall light points, thermostat controlled unit, TV and telephone points. The Kitchen Area is fitted with a range of contemporary units, work tops with inset 1 1/2 bowl stainless steel sink unit, tiled splash back, ample power points. Integrated Neff appliances include oven, 4 ring hob, filter hood with light, fridge and fridge freezer, space for washing machine. Cupboard housing Worcester 24 CDi gas fired central heating boiler, wall mounted electric panel heater, tiled floor. Door giving access to the rear of the apartment.

Double Bedroom 12' 0" x 8' 8" (3.65m x 2.64m)

Thermostat controlled radiator, 2 sealed unit double glazed sash windows, wall lights, TV point, built-in double wardrobe.

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

Fitted with white suite including P-shaped bath with curved shower screen and wall mounted Creda shower over, WC. wash basin, chrome effect heated towel rail, fully tiled walls and flooring, extractor fan.

External

To the rear of the apartment is a small communal bin store, tiled steps lead to shared rear pedestrian access with neighbouring apartments. Secure residents parking area with electric gate adjacent to the apartment. A parking space could be available to rent (subject to terms and conditions) at a cost of £100 per annum.

Lease Details

105 years remaining on the lease.

Ground Rent - £100 pa.

Service Charge - £1282 pa

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



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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

Apartment 1 Crescent House Belmont Shrewsbury SY1 1TE	Energy rating C	Valid until 16 April 2034
		Certificate number 9546-3336-5204-4564-9200

Property type Ground-floor flat
Total floor area 47 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/government/guidance/energy-efficiency-standards-in-rental-properties) (<https://www.gov.uk/government/guidance/energy-efficiency-standards-in-rental-properties>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

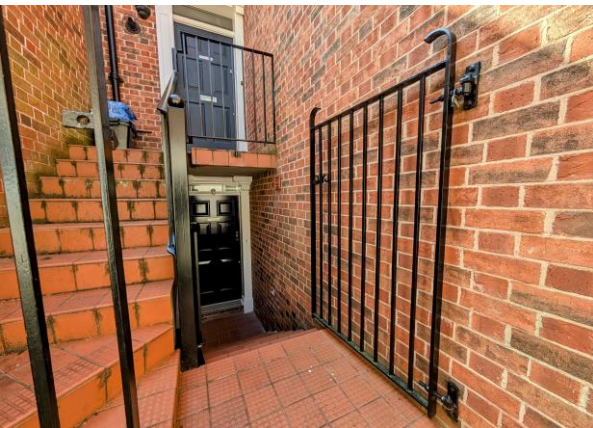
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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