

Zaza Johnson & Bath Estate Agents

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28 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZE

Offers in the Region Of £110,000

A 2 bedroom flat located in the popular area with easy access to road links, local amenities and the Royal Shrewsbury Hospital. The accommodation includes Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Bathroom, Double Glazing, Gas Central Heating, Allocated Parking, Communal Garden and Bin Store.





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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

uPVC double glazed entrance door.

Entrance Hall 14' 9'' x 2' 8'' (4.49m x 0.81m) Carpeted, 2 useful storage cupboards.

Living Room 11' 10'' x 9' 8'' (3.60m x 2.94m) Wood effect laminate flooring, uPVC double glazed window to the front, radiator, opening to

Kitchen 8' 10" x 7' 0" (2.69m x 2.13m) Fitted with base and eye level units with laminate worktops, stainless steel sink unit, double glazed window, radiator, wall mounted boiler, space and plumbing for washing machine.

Bedroom 1 10' 9'' x 7' 7'' (3.27m x 2.31m) Carpeted, built in wardrobe, double glazed window, radiator.

Bedroom 2 6' 5'' x 6' 6'' (1.95m x 1.98m) Carpeted, double glazed window, radiator.

Bathroom 6' 5'' x 6' 4'' (1.95m x 1.93m) Fitted with 3 piece suite including WC, wash basin and bath with electric shower over, fully tiled walls, double glazed window.

External

Communal Car Park with allocated space, footpath leads to the entrance door, small communal lawn area and communal bin storage.

Services

Mains Gas, Electricity, Water and Drainage area connected.

Lease Details

The property is held on a 99 year lease from 1st January 1983

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**



28 Falcons Way, Copthorne, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)				
28 Falcons Way SHREWSBURY	Energy rating	Valid until:	25 April 2035	
SY3 6ZE	C	Certificate number:	5335-0724-8400-0065-9222	
Property type		Ground-floor flat		
Total floor area		43 square metres		
Rules on letting this p Properties can be let if they he You can read guidance for lar private-rented-property-minimum	ave an energy rating from A dlords on the regulations a	nd exemptions (https:	//www.gov.uk/guidance/domestic-	
Energy rating and score		The graph shows this property's current and potential energy rating.		
potential to be C. See how to improve this property's energy		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.		
efficiency.	and a criefay	For properties in	England and Wales:	
Score Energy rating 92+ A 81-91 B	Current Potential	the average ene the average ene	argy rating is D	
69-80 C	73 C 75 C			
39-54 E				
21-38 F				
A CONTRACT OF A				













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