



Zaza Johnson & Bath
Estate Agents

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49 The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FU

£165,000

This rather special 1- bedroom, top floor apartment was greatly upgraded at purchase. Enjoying a southerly aspect along with 9'8" high ceilings, we really emphasis arranging to see it. Accommodation includes: Hall, fantastic open plan Living/Dining/Kitchen with full range of appliances and granite tops, double Bedroom with built in double wardrobe, impressive Bathroom, Allocated Parking, DG, Heating. Close to RSH and a short walk to Shelton cricket ground and parkland.



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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

Entrance door from Communal Second Floor Landing

Hall

Built in airing cupboard, entry phone.

Double Bedroom 13' 5" x 9' 2" (4.09m x 2.79m) including wardrobe

Built in double wardrobe with mirror fronted sliding doors and useful storage over, electric heater, double glazed window with deep sill.

Bathroom 8' 2" x 6' 5" (2.49m x 1.95m)

Presented to a high standard with polished tile flooring and walls. Fitted with white 3 piece suite including wash basin, WC, bath with shower unit over and glass screen, heated towel rail, extractor and shaver socket.

Open Plan Living Space 13' 10" x 4' 3" (4.21m x 1.29m)

An impressive room. The Living Area is carpeted, useful built in storage cupboard, 2 double glazed window enjoy views across towards the Chapel and over toward Shelton Cricket Club. The Kitchen has tiled flooring and is particularly well fitted with a good range of units with granite work tops, inset 1 1/2 bowl sink and drainer, integrated fridge, freezer, induction hob, steel splash back and filter hood, double electric oven, washer/dryer and dishwasher. Wall mounted heater and double glazed window with similar views to the Living Area.

Outside

Allocated Parking Space.

Lease Details

The property is held on a 250 year lease with 243 years remaining. Ground Rent is £150 per annum and Service Charge is £1440 per annum.

Council Tax Band B

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**

Second Floor



49 The Furlongs, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

49, The Furlongs Bicton Heath SHREWSBURY SY3 5FU	Energy rating D	Valid until:	27 February 2028
		Certificate number:	0351-3866-7827-9528-3515

Property type	Top-floor flat
Total floor area	45 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 D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



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