



**Zaza Johnson & Bath**  
Estate Agents

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## **5 The Anchorage, Coton Hill, Shrewsbury, Shropshire, SY1 2DP**

### **Offers in the Region Of £425,000**

This fabulous penthouse apartment with superb views is situated within walking distance of the town centre, station and Theatre Severn. Beautifully appointed with accommodation including Entrance Hall, Hallway, 2 Bedrooms, En Suite Bathroom, En Suite Shower Room, spacious light Open Plan Living/Dining/Kitchen, Large Balcony with stunning views over the River Severn and beyond, Electric Heating, Allocated Parking Space. Early Viewing Highly Recommended.



## 5 The Anchorage, Coton Hill, Shrewsbury, Shropshire, SY1 2DP

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

The Communal Entrance is located to the rear of the building. There is staircase or lift access to the apartment which is on the second floor.

### Entrance Hall

Wood frame double glazed window to the rear, electric storage heater, carpet, glazed oak door..

### Hallway

Carpet, 2 double glazed windows to the rear, electric storage heater.

### Bedroom 1 20' 1" x 13' 7" (6.12m x 4.14m)

A lovely light room with oak door, carpet, electric storage heater, full height double glazed window with glazed sliding doors and windows above provide access onto the Balcony with views over the River Severn, Cricket Pitch and Show Ground, built in double wardrobe with interior drawers and sliding doors.

### En Suite Bathroom

Oak door, fully tiled walls and flooring, beautifully fitted with white 3 piece suite including wall mounted vanity unit with wash basin and drawers below, WC, bath with mixer shower over, electric towel radiator, extractor fan.

### Bedroom 2 13' 4" x 9' 1" (4.06m x 2.77m)

Oak door, carpet, electric storage heater, full height double glazed window with sliding doors lead onto Balcony, again with lovely views over the River Severn towards the Cricket Pitch and Show Ground beyond.

### En Suite Shower Room

Attractively fitted with 3 piece white suite including corner shower cubicle, wall mounted wash basin and WC, fully tiled walls and flooring, electric towel radiator, extractor, oak door.

### Open Plan Living Space 24' 11" x 15' 2" (7.59m x 4.62m)

Oak door leads to a light, generous open plan living space combining Kitchen, Dining and Living Rooms. The Kitchen Area is attractively fitted with contemporary grey gloss fronted units, work tops with inset sink unit and induction hob with stainless steel splash back and filter hood over, integrated double oven, washing machine, dishwasher, fridge and freezer, tiled flooring, double glazed window to the rear. The Living Area has 2 electric storage heater and is carpeted, full height, large double glazed window with sliding doors lead onto Balcony, again with wonderful views, further double glazed window with sliding patio doors leads to a larger area of Balcony.

### Communal Car Par with Allocated Parking

### Lease Details

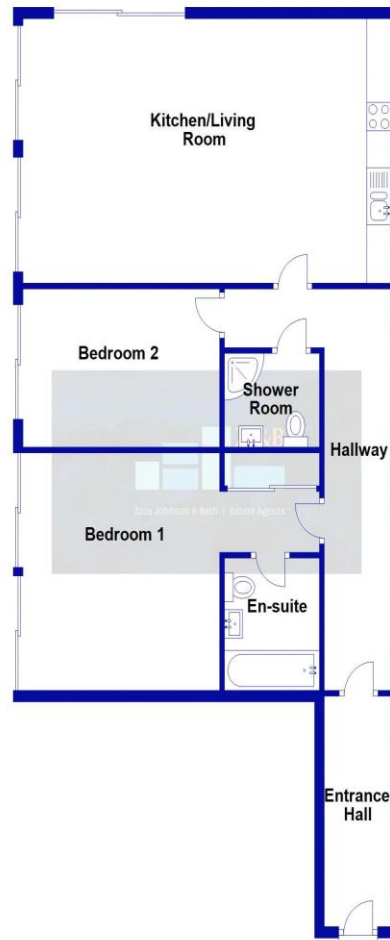
The property is held on a 250 year lease from 10.10.2012 - The Ground Rent is £362.44 per annum. The Service Charge is £270.85 per month ( £3250.20 per annum). tbc

### Council Tax Band C

**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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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## FLOOR PLANS FOR GUIDANCE ONLY

DynamicPDF, Renderer v2.0 (evaluation: [www.dynamicpdf.com/](https://www.dynamicpdf.com/))

**Energy performance certificate (EPC)**

5 The Anchorage Coton Hill SHREWSBURY SY1 2DP	Energy rating <b>C</b>	Valid until: 15 December 2035
		Certificate number: 9396-2695-6520-2595-6765

Property type: Top-floor flat  
Total floor area: 118 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 C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **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**