



## 47 Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LX

**£70,000**

**CASH OFFERS ONLY** - Currently achieving £550 per calendar month viewing is essential to appreciate the space offered within this exceptionally well proportioned 1 bedroom, 1st floor apartment. Enjoying fine rural views towards the town with accommodation including Entrance Hall, Amazing, Bright Open-Plan Living Area and Kitchen, Enormous Bedroom, Bathroom, Heaters, Double Glazing, Landscaped Residents' Garden, Residents' Parking, Lift and Stair Access and conveniently located for the town centre and station.



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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 with spy hole to

**Spacious Hall**

Useful, deep walk in storage cupboard, opening to

**Open Plan Living Area and Kitchen** 19' 2" x 18' 1" (5.84m x 5.51m)

Living Area is carpeted, storage and panel heaters, range of double glazed windows with open outlooks over landscaped grounds with views to the countryside beyond. Breakfast bar divides from the Kitchen Area, wood style laminate flooring, excellent range of units, laminated work tops with inset sink unit with mixer tap, integrated oven, 4 ring hob with filter hood above and stainless steel splash back, fridge, freezer, deep tiled surround to work areas, plinth display lighting, double glazed windows overlooking landscaped gardens and countryside beyond, built in storage cupboard with shelving, built in airing cupboard.

**Bedroom** 14' 8" x 15' 6" (4.47m x 4.72m)

Large, impressive double bedroom with electric storage heater, double glazed windows with similar views to the Living Area and Kitchen.

**Bathroom**

Fitted with white 3 piece suite including tiled panel bath with electric shower unit over, fully tiled walls around, wash basin with tiled splash, WC.

**Outside**

The residents enjoy the use of communal parking and beautiful landscaped communal gardens.

**Lease Details**

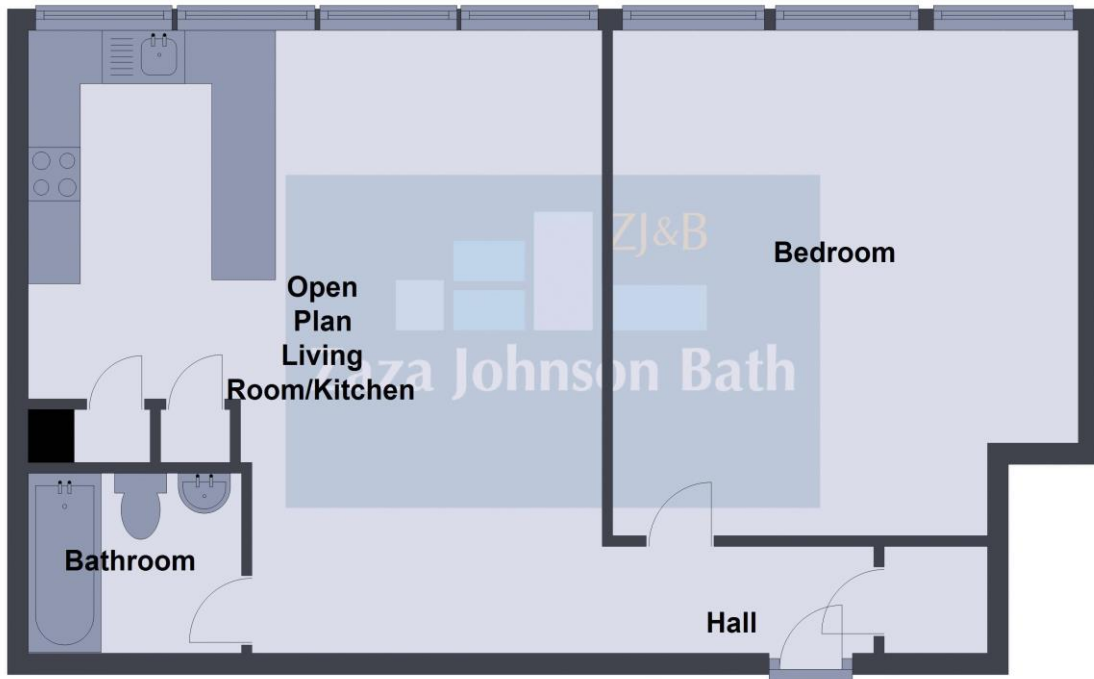
£2416.88 per annum Service Charge, £120 per annum Ground Rent.

**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**

**VACANT POSSESSION UPON COMPLETION**

# First Floor



## FLOOR PLAN FOR GUIDANCE ONLY

29/06/2021

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

## Energy performance certificate (EPC)

47 Colton Manor Berwick Road SHREWSBURY SY1 2LX	Energy rating <b>C</b>	Valid until: 10 July 2023 Certificate number: 9908-5034-7283-1117-0944
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**Property type**  
Mid-floor flat

**Total floor area**  
59 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) (<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 C. It has the potential to be B.

[See how to improve this 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**