



Zaza Johnson & Bath
Estate Agents

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46 Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LX

£55,000 Cash Offers Only

A refurbished one bedroom first floor apartment providing really spacious rooms and a great outlook. Situated close to the town centre and station with accommodation including Entrance Hall, Living Room, Kitchen, Large Double Bedroom, Bathroom, Double Glazing, Electric Heating, Resident's Parking. Attractive Landscaped Communal Grounds. No Upward Chain.



46 Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LX Ref: 3599

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 to

Entrance Hall

Wall mounted electric panel heater, door to

Living Room 15' 2" x 12' 7" (4.62m x 3.83m)

A generous room with 2 large double glazed windows enjoying pleasant outlook to the front, electric panel heater, door to

Kitchen 11' 7" x 7' 0" (3.53m x 2.13m)

Fitted with contemporary, cream fronted units, laminated work top, inset sink unit, deep tiled surround to work areas, large double glazed window enjoys open front aspect, useful built-in storage cupboard, built in airing cupboard.

Bedroom 15' 3" x 9' 9" (4.64m x 2.97m)

Good size double room with large double glazed window to the front.

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Fitted with contemporary white 3 piece suite including bath, wash basin, WC.

Communal Gardens

Landscaped communal residents' gardens and residents' parking.

Lease Details

125 years from 1984. Ground Rent £75 per annum. Service Charge £2700 per annum - includes building insurance.

Agents Note

Please note the property is currently tenanted and the photos used are prior to the tenancy.

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



46 Coton Manor, Shrewsbury

FLOOR PLAN FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
46 Coton Manor Berwick Road SHREWSBURY SY1 2LX	Energy rating E	Valid until: 18 January 2032 Certificate number: 9982-1007-0209-2722-1200																																
Property type	Mid-floor flat																																	
Total floor area	55 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) .																																		
Energy efficiency rating for this property																																		
This property's current energy rating is E. It has the potential to be D.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>47</td> <td>67</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	47	67	21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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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