



SAMUEL WOOD

15 Sutton Bridge, Shrewsbury, Shropshire, SY3 7RT
Offers In The Region Of £150,000



Samuel Wood presents this leasehold two-bedroom apartment. Conveniently located within walking distance of the town centre and amenities, the property features allocated parking, making it an attractive prospect for potential investors and first time buyers alike.

- Two Bedroom Leasehold Apartment
- Ideal Investment Opportunity
- Open Plan Living / Dining / Kitchen
- Modern Bathroom
- Allocated Parking
- Electric Heating
- Walking Distance to the Town Centre
- EPC Rating D

Welcome to 15 Sutton Bridge, a contemporary two-bedroom apartment accessed via the reception hall complete with a handy storage cupboard. Upon entry, you'll discover a spacious open-plan layout seamlessly integrating the living, dining, and modern kitchen areas. The apartment boasts two well-appointed bedrooms, one featuring convenient sliding wardrobes for ample storage, alongside a sleek bathroom fitted with a white suite. Additionally, this property offers the convenience of an allocated parking space, ensuring hassle-free parking for residents.

Located within a convenient distance to the town centre and amenities, 15 Sutton Bridge presents an attractive living opportunity. With its thoughtfully designed layout this apartment offers both comfort and functionality. Whether you're seeking a comfortable residence or a lucrative investment, this property promises a delightful living experience with its blend of contemporary design and practicality.

Services at the property

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14 Mbps, Superfast 27 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 199 years from 1st January 2009 - 184 years remain. 2024

Service Charges:

For 2023 £838.84 (Split between the estate £585.90 and apartment £252.94)
 Estimate for 2024 £906.18 (Split between the estate £637.98 and apartment £268.20)

Ground Rent: £100 PA

Next Ground Rent Review Period: The ground rent will be increased to £200 per year in 2059 and £300 per year in 2109

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

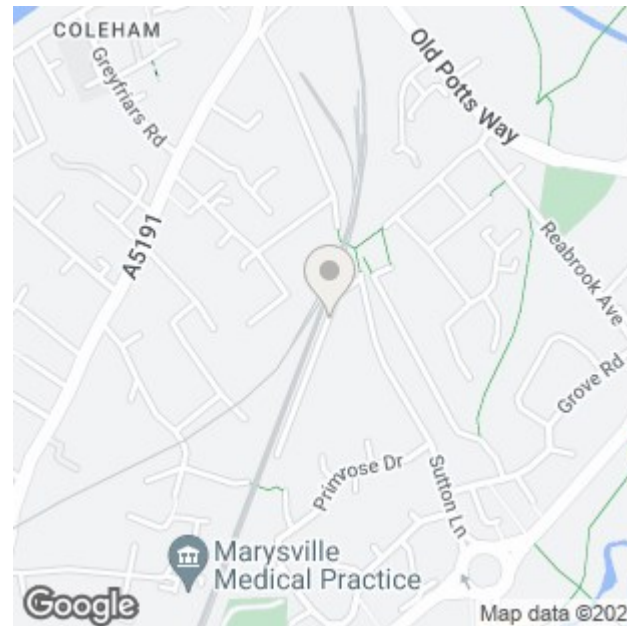
Council Tax Band: A

Mortgage Services

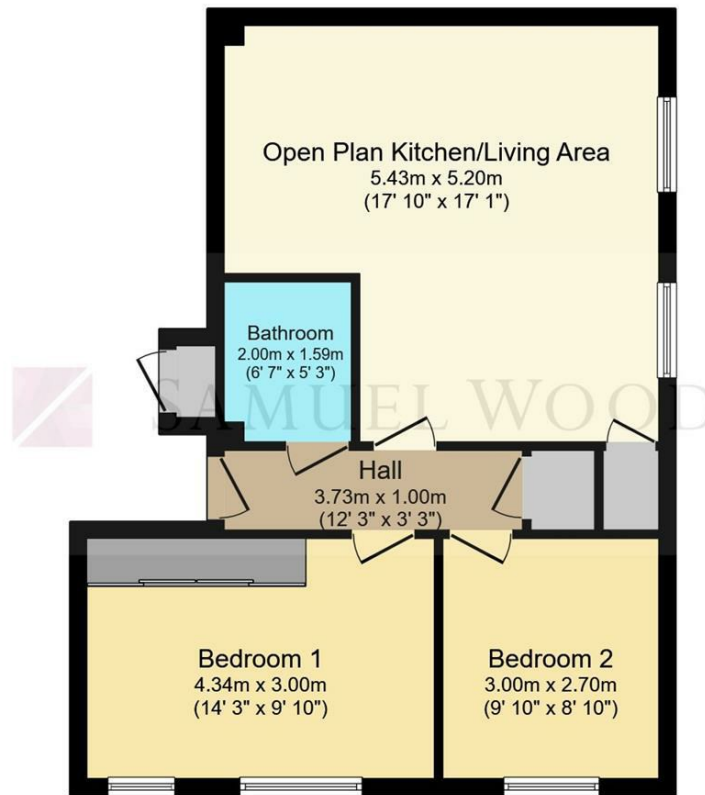
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Total floor area 56.7 m² (610 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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