

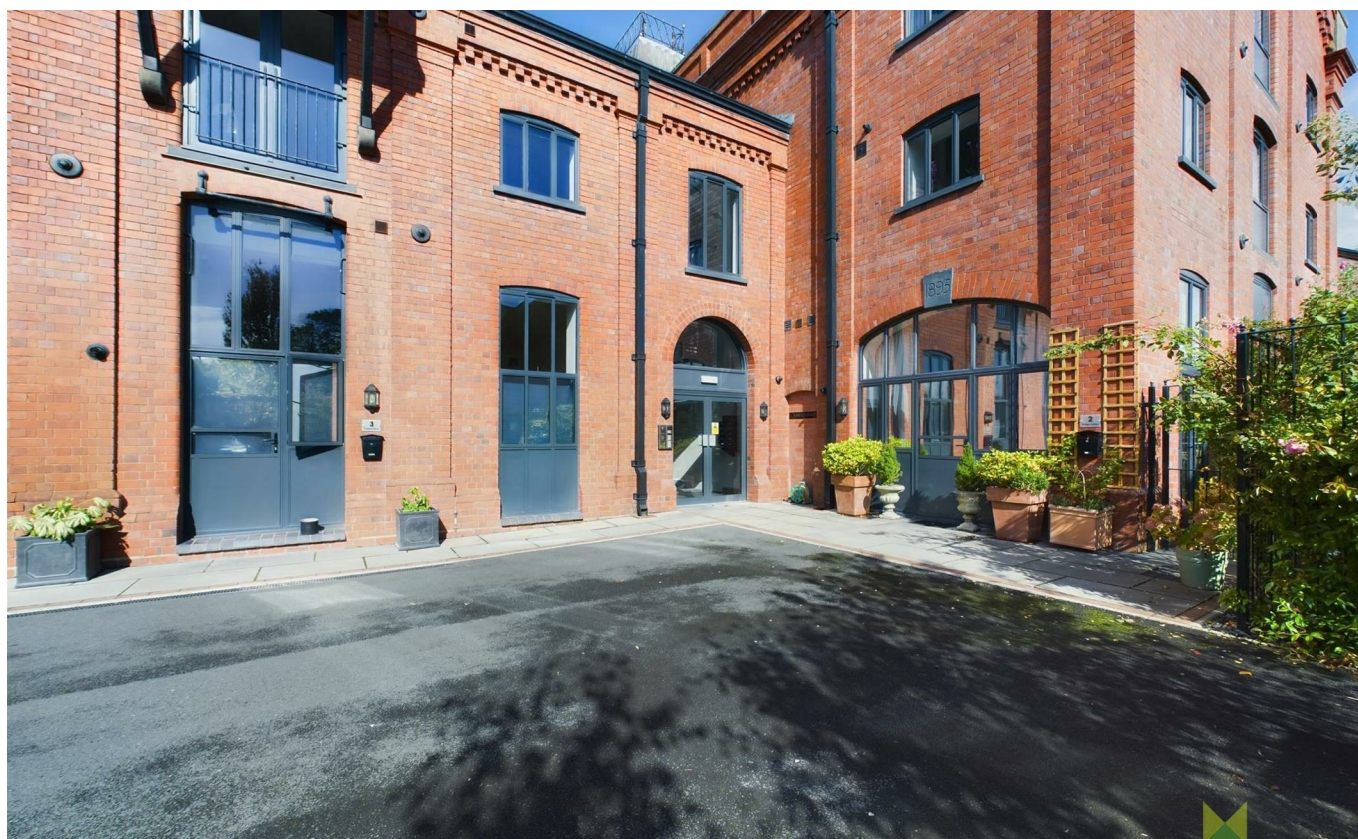
# 13 Prospect House Belle Vue Road Shrewsbury SY3 7NR



2 Bedroom Apartment  
35% Shared ownership £73,500

## The features

- EXCELLENT SHARED OWNERSHIP OPPORTUNITY
- 2 BEDROOM FIRST FLOOR APARTMENT WITH LIFT ACCESS
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- PERFECT FOR FIRST TIME BUYER
- EPC RATING B
- MUCH SOUGHT AFTER LOCATION IN CONSERVATION AREA
- PERSONAL ALLOCATED PARKING
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



**\*\*\* PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY \*\*\***

An excellent opportunity to purchase this two bedroom First Floor Apartment offered for sale under the shared ownership scheme.

Occupying an enviable position within the stunning converted Grade II listed building in the heart of this much sought after Conservation area, a short walk from the vibrant Coleham community and ease of access to the A5/M54 motorway network.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 35% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £374.99 and that the properties are leasehold with a monthly service charge of £58.80 and monthly ground rent of £20.83. We are advised that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

## Property details

### LOCATION

The property occupies an enviable position in the heart of the much sought after area of Belle Vue, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent local primary and senior schools within a short walk along with the vibrant Coleham area which boasts bars, restaurants/cafe's, supermarket and independent stores. The Town Centre is a pleasant stroll away either along the Riverside to the Quarry or along the Wyle Cop - which is now famous for being the longest road boasting independent shops.

### SECURE COMMUNAL ENTRANCE

A secure entry system gives access to the lovely, light and airy communal Entrance Hall which has lift and stair access to the First Floor.

### PERSONAL RECEPTION HALL

with cloaks cupboard, radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

A lovely room, perfect for those who love to entertain. The Lounge area has window overlooking the side with fitted storage/bench style seating, media point, radiator, recessed ceiling lights.

Dining area with ample space for table, radiator. The Kitchen is attractively fitted with modern range of grey high gloss fronted units incorporating single drainer sink unit set into base cupboard, further range of cupboards and drawers with work surfaces over and space for appliances, matching range of eye level wall units and built in storage/utility cupboard. Recessed ceiling lights.

### UTILITY ROOM

with single drainer sink set into base cupboard with recess to either space with space for appliances, range of shelving, recessed ceiling lights, radiator.

### BEDROOM 1

having window to the side, built in double wardrobe, radiator. Recessed ceiling lights.

### BEDROOM 2

having window to the side, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Heated towel rail.

### OUTSIDE

Allocated parking space.

### GENERAL INFORMATION

### TENURE

We are advised the property is Leasehold and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £374.99 and that the property is leasehold with a monthly service charge of £58.80 and £20.83 Ground Rent. We are advised that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains water, gas, electricity and drainage are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

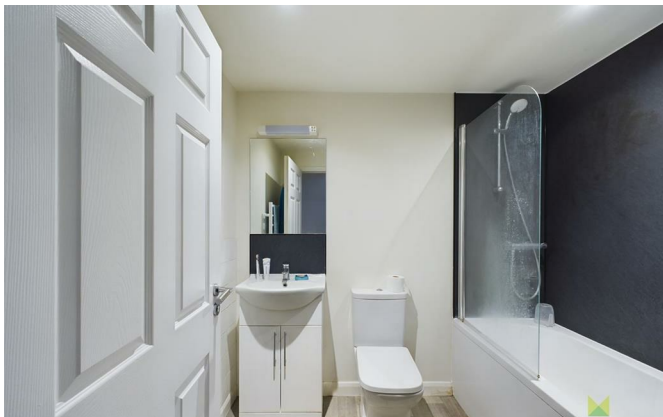
### NEED TO CONTACT US

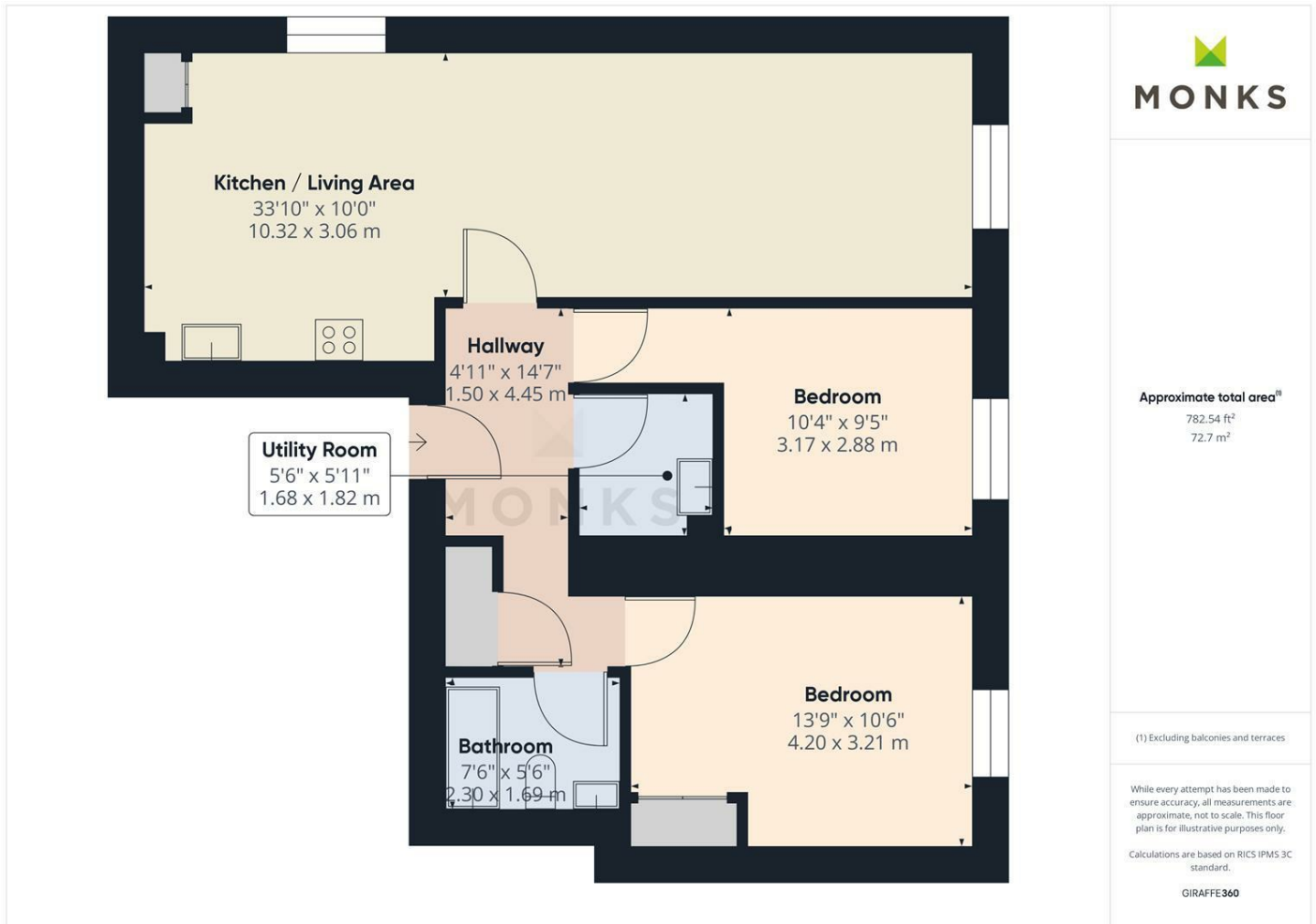
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 13 Prospect House Belle Vue Road, Shrewsbury, SY3 7NR.

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## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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