



9 Poplar Close, Spring Gardens, Shrewsbury, Shropshire,
SY1 2UU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Fixed Asking Price £110,000

Viewing: strictly by appointment through the agent

Offered For Sale at 70% of its market value (a section 106 affordable housing agreement is in place upon this property). This is a spacious, well presented and appealing two double bedroom first floor apartment. The property is located on a modern development within walking distance of good local amenities and the Shrewsbury town centre. Early viewing is recommended. The accommodation briefly comprises the following: Communal entrance hall, communal first floor landing, reception hallway, lounge / diner, attractive kitchen, two double bedrooms, bathroom, UPVC double glazing, gas fired central heating, allocated car parking space plus additional visitor parking, communal grounds. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal intercom entrance

Leads to:

Communal hallway

Stairs then rise to:

Communal first floor landing

Door gives access to:

Entrance hallway

Having radiator, wall-mounted telephone intercom system and digital control heating panel, generous sized walk-in storage cupboard. Door from entrance hallway gives access to:

Lounge / diner

17'8 x 11'9

Having two radiators, two upvc double glazed windows. From lounge / diner access is given to:

Attractive kitchen

11'10 x 6'3

Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, integrated oven with four ring gas hob and stainless steel cooker canopy over, attractive tiled floor, upvc double glazed window, recessed spotlights to ceiling, space for upright fridge freezer, washing machine and dishwasher.

From entrance hallway, doors give then access to two double bedrooms and bathroom.

Bedroom one

14'11 x 8'4

Having upvc double glazed window to front, radiator.

Bedroom two

13'11 x 6'7

Having upvc double glazed window to front, radiator.

Bathroom

Having a modern three piece suite comprising: Paneled bath with mixer shower over and having glazed shower

screen to side, low flush WC, pedestal wash hand basin, attractive tiled floor, tiled to walls, radiator, shaver point, extractor fan to ceiling.

Agents note:

The section 106 agreement states the property must be sold at 70% of the open market value to a person who meets Shropshire Council's criteria. This agreement is intended to make housing accessible to first time buyers in the Shropshire Council area. Prospective buyers will be provided with a form to fill in to establish their eligibility.

Outside

To the outside there are communal grounds, allocated car parking space plus additional visitor parking.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band A

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

Tenure

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

The total length of the lease is 125 years from 1 January 2007, there is 107 years left as of 2024.

Ground rent £500.00 per annum

Service charge £1,324.19

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

First Floor

