



58 Yew Tree Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2US

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.

Offers In The Region Of £120,000

Viewing: strictly by appointment through the agent

Offered For Sale at 70% of its market value (Section 106 Legal Agreement). This is a well-presented, modern and spacious, two double bedrooms Ground Floor apartment. The property is situated conveniently in this residential location and within walking distance of good local amenities and the Shrewsbury Town Centre. This property will appeal to many prospective buyers and an early viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Communal entrance hall, reception hallway, spacious lounge diner, modern kitchen, two double bedrooms, attractive bathroom, upvc double glazing, gas fired central heating, allocated car parking space, additional visitor parking, communal grounds. Viewing recommended.

The accommodation in greater detail comprises:

Secure communal entrance door

Gives access to:

Communal hallway

Door then gives access to:

Reception hallway

Having wood effect flooring, radiator, large walk-in storage cupboard, wall-mounted digital heating control panel and telephone intercom system. Door from reception hallway gives access to:

Lounge / diner

18'0 x 11'8

Having separate double glazed entrance door, upvc double glazed window to rear, two radiators, wood effect flooring. From lounge / diner access is given to:

Modern kitchen

11'6 x 5'10

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, fitted wooden style work tops, upvc double glazed window to side, cupboard housing gas fired central heating boiler, wood effect flooring, recessed spotlights to ceiling (Space for appliances).

From reception hallway door gives access to two double bedrooms and bathroom.

Bedroom one

15'4 x 8'6

Having upvc double glazed window to rear, radiator.

Bedroom two

13'9 x 6'5

Having upvc double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Paneled bath with mixer shower over and glazed shower screen to se, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, radiator, extractor fan to ceiling, shaver point.

Outside

To the outside there is one 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. The vendor/s have informed us these details/charges are applicable: Approximate Length of lease remaining is 111 years. The lease on the property ends Ground rent £500 per year Service charge £111.35 per month. The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Local connection

The maximum selling price for your property is £120,000.

Prospective purchasers will need to have a local connection to Shrewsbury to qualify and the apartment has a 30% discount on its open market value, so it is sold at 70%. Can you kindly ask Holland Broadbridge to send their marketing schedule before advertising so that we can check the details and ensure that the sales particulars mention that the apartment is a discounted sale and has a section106 restriction. Any enquiries need to be sent to our affordable housing inbox below.

Proposed buyers need to be able to show the following:-

- 1) They have a household income, assets, savings, or investments of less than £60,000.
- 2) They currently live in the former administrative Shrewsbury and Atcham Borough Council area and have a strong local connection to the town.

This could be:

- Parents were permanent residents in Shrewsbury when they were born.
- As a child they lived in Shrewsbury for at least 5 years and attended a local school.
- They have previously lived in Shrewsbury for at least 3 continuous years.
- They currently work in Shrewsbury.
- They have a written offer of permanent full-time work in Shrewsbury.
- They have a parent currently living in Shrewsbury.
- If they are aged over 55, they have a son or daughter or other close family member currently living in Shrewsbury

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).

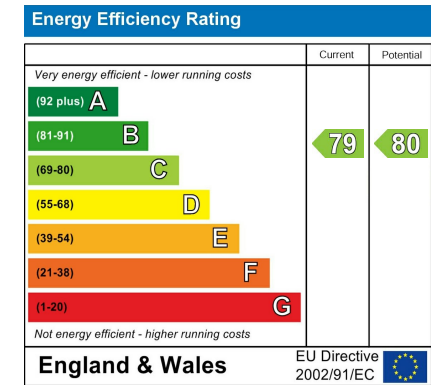
Referral fee disclaimer

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.



FLOORPLANS

Ground Floor

