



Flat 1 39 Belle Vue Road, Belle Vue, Shrewsbury, Shropshire,  
SY3 7LN

[www.hbshrop.co.uk](http://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.
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**Offers In The Region Of £150,000**

Viewing: strictly by appointment  
through the agent

Offering beautifully presented, bright and airy living accommodation throughout, this is an instantly appealing one double bedroom ground floor apartment which will appeal to many potential buyers. The apartment is located within this highly desirable residential location with a short walk to the Quarry Park with tranquil riverside walks and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following : Attractive lounge with feature exposed wooden flooring, re-fitted kitchen/breakfast room, double bedroom, boiler room, shower room, communal front garden, communal rear courtyard, gas fired central heating, sought after residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

**Re-fitted kitchen/breakfast room**  
12'1 x 7'7

Having base units, fitted wooden worktop with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring electric hob, wood effect vinyl effect floor covering, upvc double glazed window to front, tiled splash surrounds, radiator.

Door from kitchen/breakfast room gives access to:

**Attractive lounge**  
12'1 x 11'7

Having period fireplace , glazed sash window with shutters, telephone point, radiator, exposed wooden flooring.

Door from lounge gives access to:

**Double bedroom**  
12'4 x 8'3

Having radiator, glazed window to front, two wall light points.

From kitchen/breakfast room door gives access to:

**Boiler room**  
4'11 x 2'6

Having space for appliance, wall mounted gas fired central heating boiler, vinyl wood effect floor covering.

Door to:

**Shower room**

Having corner tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, towel rail, upvc double glazed window to front, part tiled to walls, wall mounted extractor fan and thermostat control unit.

**Outside**

To the front of the property there is a private communal lawned garden area and to the rear there is a good size communal paved courtyard.

**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**

**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 189 years from January 2002  
Ground rent £50.00 PA  
Ground Rent Review date and price increase 1/1/2035 new annual charge to be £150.00  
Service charge £ £1,434. PA  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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**

**Ground Floor**

