



12 Pountney Gardens Belle Vue Road, Belle Vue,  
Shrewsbury, Shropshire, SY3 7LG

[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.
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 £129,995**

Viewing: strictly by appointment through the agent

Situated on this modern development constructed by renowned local builders Shropshire Homes, this is a particularly spacious and well proportioned one double bedroom first floor apartment. The property is within walking distance of excellent local amenities, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, entrance vestibule, reception hallway, lounge/diner, kitchen, double bedroom, bathroom, communal grounds, allocated car parking space, electric heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

Communal entrance with communal staircase rises to:

**Communal first floor landing**

Door then gives access to:

**Entrance vestibule**

Having wall mounted intercom telephone system.

Door then gives access to:

**Hallway**

Having night storage heater, cupboard housing hot tank water cylinder unit.

From hallway door gives access to:

**Lounge/diner**

15'5 x 10'10  
Having UPVC double glazed window to front, wall mounted digital controlled electric heater, wall light points, coving to ceiling.

Door from lounge/diner gives access to:

**Kitchen**

8'1 x 6'8  
Having eye level and base units, integrated oven, four ring electric hob with cooker canopy over, space for appliances, fitted worktop with inset stainless steel sink, UPVC double glazed window to front, tiled splash surrounds.

From hallway door gives access to: Double bedroom and bathroom

**Bedroom**

12'2 x 8'1  
Having UPVC double glazed window to rear, night storage heater, large built-in mirror fronted double wardrobe.

**Bathroom**

Having a three piece suite comprising: Panel bath with shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, extractor fan to ceiling, wall mounted pull cord for electric heater.

**Outside**

There is one allocated car parking space and communal grounds.

**Services**

Mains water, electricity, drainage 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 B**

**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 968 years  
Ground rent Peppercorn rent  
Ground rent review date and price increase NONE  
Service charge £926.03 per annum  
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) <b>A</b>		
(81-91) <b>B</b>	82	84
(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	

**FLOORPLANS**

