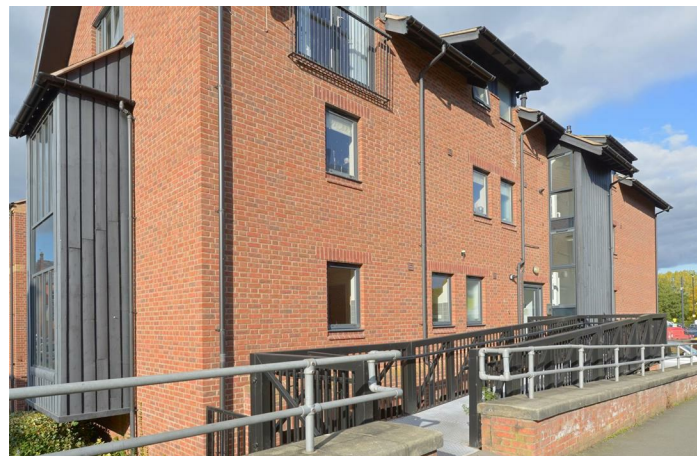




Apartment 5, Darwin Place, 42 Longner Street, Mountfields,
Shrewsbury, Shropshire, SY3 8RD

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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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 £169,995

Viewing: strictly by appointment
through the agent

Located within this striking modern complex of apartments, this is a spacious and well proportioned two double bedroom ground floor apartment, which boasts appealing living accommodation throughout and has the added benefit of being offered for sale with NO UPWARD CHAIN. The property is situated within this highly sought after residential location within striking distance of excellent amenities, tranquil riverside walks leading to the Quarry Park and medieval town Centre of Shrewsbury.

The accommodation briefly comprises of the following: Secure communal entrance, reception hallway, modern open plan kitchen/diner/lounge, two double bedrooms, bathroom, allocated parking within a secure residence car park, gas fired central heating, double glazing. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entrance door leads to:

Communal hallway

Door from communal hallway gives access to:

Reception hallway

Having wall mounted telephone intercom system, radiator, telephone point.

Door from reception hallway gives access to:

Modern open plan kitchen/diner/lounge

21'9 max x 17'8 max

The lounge/dining area comprises: Double glazed windows to side, radiator, TV aerial point. The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrate slim line dishwasher, space for further appliances, fitted worktops with inset stainless 1 1/2 sink drainer unit with mixer tap over, two double glazed windows to front, tiled splash surrounds, tiled floor.

From reception hallway door gives access to: Two good size bedrooms and bathroom.

Bedroom one

14'10 x 8'10

Having double glazed window, radiator.

Bedroom two

14'9 max x 7'6

Having double glazed window, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, cupboard housing recently installed gas fired central heating boiler, double glazed window to front, part

tiled to walls, tiled floor, heated chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling.

Outside

In the secure residence car park there is one allocated car parking space.

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 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 approximately 181 years
Ground rent TBC
Ground rent review date and price increase TBC
Service charge £1988.00 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) A		
(81-91) B	81	81
(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

Ground Floor

