



101b Field Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4PG

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 £125,000

Viewing: strictly by appointment through the agent

An opportunity has arisen to acquire a generous sized two double bedroom first floor apartment, offering improved and well-presented loving accommodation. The apartment is currently offered For Sale with NO UPWARD CHAIN and would make an ideal purchase for a number of prospective purchaser(s). We believe the monthly rent for this property would be in the region of £750.00 PCM. The property is situated in a convenient residential location, within close proximity to good local amenities and the Shrewsbury Town Centre. Early viewing is recommended.

The accommodation briefly comprises the following: Entrance Hallway, first floor landing, inner hallway, small laundry room, attractive kitchen / breakfast / lounge, two double bedrooms, re-fitted shower room, driveway, front garden, high level of sound proofing having been installed by current vendor, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Having uPVC double glazed entrance door gives access to:

Entrance hallway

Stairs then rise to:

First floor landing

Having uPVC double glazed window to side. Door from first floor landing give access to:

Small laundry room / area

5'6 x 2'6

Having fitted wooden style worktop, part tiled to walls, uPVC double glazed window to side.

Inner hallway

Having radiator. From inner hallway. Doors then give access to: Kitchen / breakfast / lounge / two double bedrooms and re-fitted shower room

Kitchen / breakfast / lounge

19'11 x 9'0

Kitchen / breakfast area

Comprises: Eye level and base units, built-in cupboards, fitted worktops, breakfast bar, four ring electric hob, cooker canopy over, gas fired central heating boiler, uPVC double glazed window to rear, vinyl tiled effect floor covering.

Lounge area

Comprises: uPVC double glazed window to front, wood effect floor covering, radiator.

Bedroom one

11'2 x 10'0

Having uPVC double glazed window to rear, radiator, fitted wardrobe.

Bedroom two

9'7 x 6'9

Having built-in over-stairs wardrobe, uPVC double glazed window to front, radiator, loft access.

Shower room

Having corner shower cubicle, pedestal wash hand basin, low flush WC, tiled effect floor covering, heated chrome style towel rail, extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden, with stoned driveway.

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 vendor and his solicitor has verbally confirmed a 999 year lease for the property will be granted on completion of sale, with a share of the freehold to be transferred for nil contribution, once the ground floor apartment has sold / completed.

The ground floor apartment (101a) will be listed on completion of 101b.

Ground rent peppercorn

Ground rent review date and price increase N/A

Service charge t.b.c via solicitors

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		
(69-80) C	73	74
(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

