

11 Beaufort Green, Harlescott Grange, Shrewsbury,
Shropshire, SY1 3JL

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 £89,950

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is a particularly spacious and improved one double bedroom first floor apartment. The property is situated within this convenient residential location, close proximity to good local amenities and the local bypass. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, re-fitted kitchen. double bedroom, re-fitted bathroom, communal drying area and low maintenance communal grounds, communal residence parking, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Communal stairs rise to:

First floor landing

Doors then give access to:

Entrance hallway

Having wood effect flooring, loft access, generous size store cupboard.

Door from hallway gives access to:

Lounge/diner

13'4 x 12'1

Having UPVC double glazed window to front, radiator, contemporary coal effect fire, wood effect flooring, dado rail.

Door from hallway gives access to:

Re-fitted kitchen

9'10 x 5'1

Having replaced eye level and base units, fitted worktop with inset sink, integrated oven, four ring electric hob, tiled splash surrounds, wood effect flooring, UPVC double glazed window, cupboard housing gas fired central heating boiler open fronted recessed storage area.

Doors from hallway then give access to: Double bedroom and re-fitted bathroom.

Bedroom

12'0 x 11'2

Having UPVC double glazed window, wood effect flooring, coving to ceiling, radiator.

Re-fitted bathroom

Having timber style panel bath with mixer shower over, wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, vinyl floor covering, UPVC double glazed window to side, heated chrome style towel rail.

Outside

There is a communal outside drying area,/gardens and communal residence 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

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 88 years

Services Administration £24.25

Buildings Insurance £100.00

Communal Cleaning £98.32

Communal Utilities £44.21

Total Service Charges £266.78

Ground Rent £10.00

Ground Rent will be invoiced separately in accordance with the Lease Agreement

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		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

First Floor

