



12 Haycock House The Chestnuts, Cross Houses,
Shrewsbury, Shropshire, SY5 6JG

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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Offers In The Region Of £140,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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PUBLIC NOTICE:

HOLLAND BROADBRIDGE are now in receipt of an offer for the sum of £ 137,000 for 12 Haycock House, The Chestnuts, Cross Houses, Shrewsbury, SY5 6JG.

Anyone wishing to place an offer on this property should contact Holland Broadbridge, 5 Barker Street, Shrewsbury, SY1 1QJ, before exchange of contracts.

Description
Located within a most attractive converted Grade II Listed building, this is a modern, spacious and well proportion two double bedroom second floor apartment. The property is located in the expanding village of Cross Houses approximately two miles from the main by-pass, linking up to the West Midlands and is no further than five miles south east of the Shrewsbury town centre. This growing village enjoys many amenities, including: village hall, post office, shop, garage, pub and is conveniently situated close to the renowned National Trust Attingham Park. The village is surrounded by access to open walks and countryside. This property has the added benefit of being offered for sale with NO UPWARD CHAIN, and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hallway, communal second floor landing, reception hallway, spacious lounge/diner offering a pleasing aspect over cross houses and towards local farmland, countryside and beyond, modern kitchen with a range of built-in appliances, two double bedroom with fitted wardrobes, refitted bathroom, well maintained communal grounds, allocated car parking space plus additional visitor parking, secondary and sealed unit double glazing, electric heating.

The accommodation in greater detail comprises:

Communal entrance gives access to:

Communal hallway

Stairs rise to:

Second floor landing

Door gives access to:

Reception hallway

Having wood effect flooring, wall mounted electric heater, wall mounted telephone intercom system. cupboard housing pressurised water system, loft access.

Door from reception hallway gives access to:

Lounge/diner

21'11 max x 18'10 max

Having a range of secondary double glazed and sealed unit double glazed sash windows with a pleasing aspect towards neighbouring property's, local farmland, countryside and beyond, wood effect flooring, wall mounted electric heater.

Door from reception hallway gives access to:

Modern kitchen

8'11 x 8'0

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven with four ring electric hob, dishwasher, washing machine, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, wall hung cooker canopy, sealed unit double glazed sash window, recessed spotlights to ceiling.

Doors from reception hallway gives access to: Two double bedrooms and refitted bathroom.

Bedroom one

9'11 max x 8'7

Having secondary double glazed sash window with pleasing aspect, wood effect flooring, built-in mirror fronted double wardrobe, wall mounted electric heater.

Bedroom two

9'10 x 8'4

Having secondary double glazed sash window with pleasing aspect, wood effect flooring, wall mounted electric heater, built-in mirror fronted double wardrobe.

Refitted bathroom

Having a three piece suite comprising: Panel bath with drench shower over, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, wall mounted electric heater, wood effect flooring, extractor fan to ceiling.

Outside

There are well maintained communal grounds.

Agents note: Re Car parking

The solicitors have advised the following-

'The property includes the exclusive right to use the parking space (our agency holds further information pertaining to this, upon request). The parking space is not itself included in the demise of the property (that is for your use, and your use only, and no one else can use it).

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 179 years (199 years from the 1st January 2005)
Ground rent TBC
Ground rent review date and price increase TBC
Service charge TBC
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Agents note

The solicitors have advised the following-

'The ground rent starts for the first year as a peppercorn rent and then increases for the next 49 years at £100.00 p.a. This increases by £100.00 for the next 2 50th years and then once more for the final 49

years. This will take it over the threshold above which the lease itself could be considered as an Assured Shorthold Tenancy under the definition contained in the Housing Act 1988. If a lease is classed as an AST under the Act this means that the landlord has the right to forfeit the lease and recover possession of the property by an Order of the Court under the Act, if the rent is unpaid for 21 days. The Court normally has the power to grant relief from forfeiture but in these circumstances the Court has no discretion and must grant the Order for possession. The ground rent provisions may affect marketability as they may not be acceptable to some mortgage lenders.'

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).

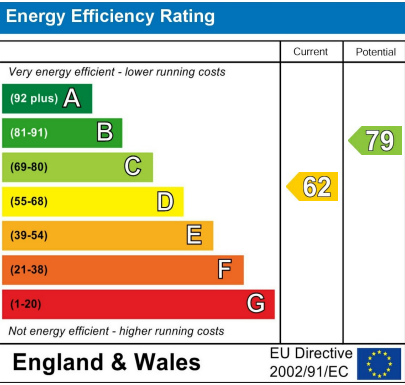
Referral fee disclaimer

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.



FLOORPLANS

