

20 Bailey Crescent, Pontesbury, Shrewsbury, Shropshire,
SY5 0RE

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 £110,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position and having the benefit of NO UPWARD CHAIN, this is a well proportioned and spacious two bedroom first floor apartment. The property is situated within this favoured village location of Pontesbury having excellent local amenities some of which include: butchers, bakery, co-op supermarket, take-away outlets, public houses etc. Access is readily accessible to the medieval town centre of Shrewsbury and local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, first floor landing, lounge/diner, kitchen/breakfast room, two bedrooms, shower room, two brick outhouses/stores, own allocated garden, UPVC double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway

Stairs rise to:

First floor landing

Having UPVC double glazed window, wall mounted electric panel heater, shelved store cupboard.

Door from landing gives access to:

Lounge/diner

15'9 x 11'5

Having UPVC double glazed window to front.

Door from landing gives access to:

Kitchen/breakfast room

11'1 max reducing down to 8'1 min x 9'4

Having eye level and base units, fitted worktops with inset sink with mixer tap over, UPVC double glazed window with pleasing aspect to rear, space for appliances, airing cupboard.

From landing doors then give access to: Two bedrooms and shower room.

Bedroom one

12'3 x 11'0

Having walk-in store cupboard, UPVC double glazed window to front.

Bedroom two

9'6 x 7'5

Having UPVC double glazed window with pleasing aspect to rear.

Shower room

Having shower cubicle, low flush WC, wash hand basin, UPVC double glazed window to rear.

Outside

To the side of the property there are two brick outhouses/stores, shared pathway then leads to the apartments own allocated garden having lawn gardens.

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 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 approximately
Ground rent per annum TBC
Ground rent review date and price increase TBC
Service charge approximately £120.00 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

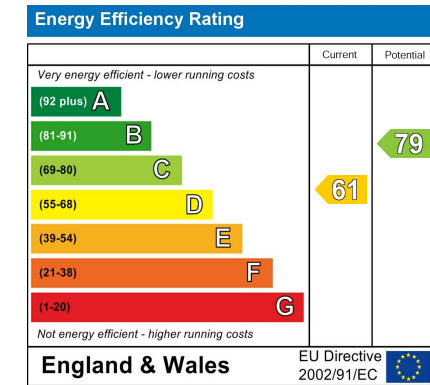
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.



FLOORPLANS

Floor Plan

