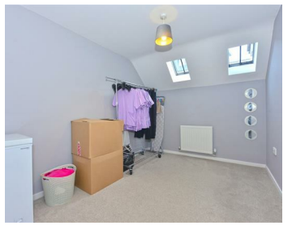
HOLLAND BROADBRIDGE



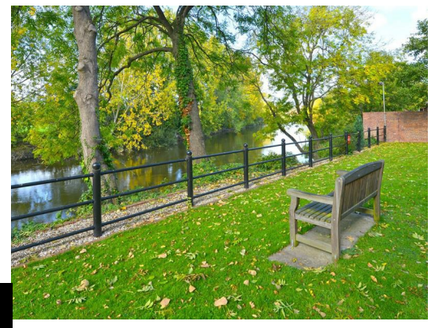
The Property Ombudsman

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.

HOLLAND BROADBRIDGE

H20, 9B Chester Street, Shrewsbury, Shropshire, SY1 1NX

www.hbshrop.co.uk



40% Shared ownership £80,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

H20, 9B Chester Street, Shrewsbury, Shropshire, SY1 1NX

40% Shared ownership

£80,000

A spacious, well presented and appealing two double bedroom second floor apartment being offered for sale on a shared ownership scheme for a 40% share. The property is located in the heart of the medieval town centre of Shrewsbury, within striking distance of an a ray of excellent independent and major amenities, the Shrewsbury railway station and tranquil riverside walks leading to the Quarry park. Early viewing is recommended by the agent.

The accommodation briefly comprises: Secure communal entrance hallway, second floor communal landing, reception hallway, lounge / diner, kitchen with free standing appliances included in the sale, two double bedrooms, modern bathroom, communal grounds leading down to the River Severn, allocated car parking space within a secure residents car park accessed via electrically operated gates, gas fired central heating, sealed unit double glazing. Viewing is recommended.

The accommodation in great detail comprises:

Secure communal entrance door gives access to:

Communal entrance hallway

Stairs rise to second floor landing. Door gives access to:

Reception hallway
Having concealed unit double glazed window with pleasing aspect towards neighbouring properties and the River severn, radiator, telephone point, wall mounted thermostat control unit and loft access.

Door from reception hallway gives access to:

Lounge / diner
15'6 x 13'0
Having two UPVC double glazed windows overlooking Chester Street and two radiators, large walk-in store cupboard. Arch from lounge / diner gives access to:

Kitchen
9'7 x 5'10
Having eye level and base units, fitted worktops with inset sink and mixer tap over, free standing white goods which are included in the sale are washing machine, fridge/freezer, double oven, recess spotlights to ceiling, tiled splash surrounds, non slip floor covering, sealed unit double glazed window with pleasing aspect towards neighbouring properties and the River Severn.

From reception hallway doors give access to two double bedrooms and modern bathroom.

Bedroom one
13'11 x 8'10
Having sealed unit double glazed window overlooking Chester Street, radiator and large built-in double wardrobe.

Bedroom two
11'5 x 8'6
Having two double glazed roof windows and radiator.

Modern bathroom
Having a three piece suite comprising: Panel bath with shower attachment off taps and glazed shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush wc, attractively part tiled to walls, recess spotlights and extractor fan to ceiling, double glazed roof window, tiled floor and radiator.

Outside
There are communal grounds some of which overlook the River Severn and 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.

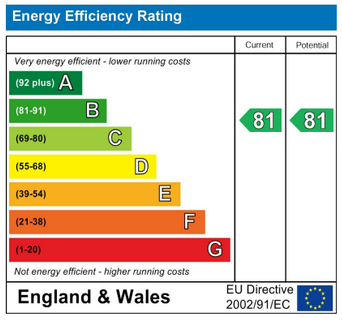
COUNCIL TAX BAND C

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 has informed us that these details / charges are applicable.
Approximate length of lease remaining - 105 years (125 lease term from 01/01/2005)
Ground rent payable - £25 per quarter
Ground rent review date and price increase TBC
Monthly service charge which includes rent to the housing association and buildings insurance is £454.40 per month

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).

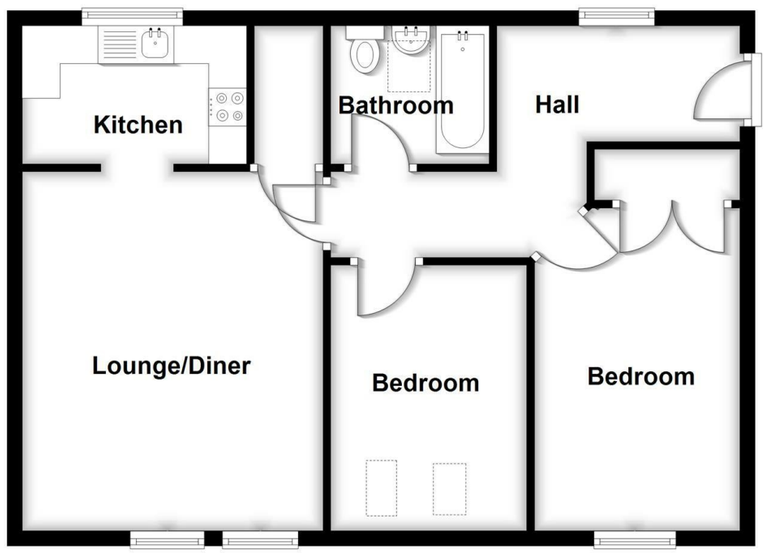
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using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



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