



16 Montrose Place, Gains Park, Shrewsbury, SY3 5EN

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 £57,495

Viewing: strictly by appointment through the agent

Occupying a pleasant position and having the added benefit of NO UPWARD CHAIN, this is an improved and neatly presented ground floor studio apartment. The property is located within this favoured residential location, close proximity to the Royal Shrewsbury Hospital, good amenities, the Shrewsbury town centre and the local bypass. This property would appeal to many buyers and viewing is recommended.

The accommodation briefly comprises of the following: Living area, refitted kitchen, refitted shower room, enclosed garden, UPVC double glazing, car parking space, pleasing position, favoured residential location, close to good amenities, easy access to local bypass. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, replacement double glazed entrance door gives access to:

L shaped living area

17'11 max x 10'4 max

Comprising: Two UPVC double glazed windows, remote control wall mounted coal effect electric fire

Arch from living area gives access to:

Refitted kitchen

8'5 x 5'2

Having modern replace eye level and base units, wall mounted gas water heater, fitted worktops with inset stainless steel sink, UPVC double glazed window to front, tiled splash surrounds, vinyl tiled effect floor covering, space for further appliances,

From living area door gives access to:

Shower room

Having a white suite comprising: Shower cubicle, pedestal wash hand basin, low flush WC, vinyl floor covering, UVC double glazed window, wall mounted extractor fan and pull cord electric heater, space for washing machine

Outside

To the front of the property there is a pleasant enclosed garden comprising: Paved pathway giving access to front door, lawn garden areas. nearby within a residence carpark there is 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 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 55 years
Ground rent £50 per 6 months. Ground rent review date 2028 with a price increase TBC
Service charge n/a
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).

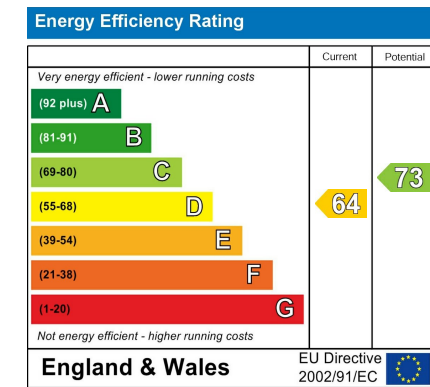
Referral fee disclaimer

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

