



Zaza Johnson & Bath
Estate Agents

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

Offers in the Region Of £139,950

A beautifully presented 2-bedroom, second-floor apartment, enjoying beautiful views.

The spacious, contemporary apartment has been refurbished to a high standard and perfect for first-time buyers and investors. Located within easy access of Shrewsbury and

Much Wenlock, the A5 and M54. The accommodation comprises Entrance Hall, Living/Dining Room, Kitchen, 2 Bedrooms and Bathroom, Electric Heating, Double Glazing, Communal Gardens, and Allocated Parking. Early Viewing Highly Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Secure access from Communal Hall, leads to Second floor, wooden fire door.

Entrance Hall

Dark wood effect laminate flooring, storage cupboard housing hot water cylinder, wall mounted electric heater.

Bathroom

Fitted with white 3-piece suite providing WC, wash basin set to vanity unit with shelf above, bath with shower over, fully tiled walls around and extractor fan over, electric wall-mounted heater.

Bedroom 1

Dark wood style laminate flooring, double wardrobe with mirror fronted sliding doors, double glazed sash windows, electric wall-mounted heater.

Bedroom 2

Dark wood style laminate flooring, double wardrobe with mirror fronted sliding doors, double glazed sash windows, electric wall-mounted heater.

Kitchen

Dark wood style laminate flooring, attractively fitted with a contemporary range of charcoal colour gloss fronted units with laminated worktops, inset grey 1 1/2 bowl composite sink unit, tiled splash, 4 ring electric hob with oven below and filter hood above, double glazed window overlooking communal gardens.

Living/Dining Room

Dark wood style laminate flooring, 7 double-glazed windows with beautiful views over communal gardens, 2 wall-mounted electric heaters.

Lease Details

The apartment is held on a 199-year lease from 01.01.2005 with 178 years remaining. The Ground Rent is £100 per annum and the Service Charge is approximately £3000 per annum

Services

We understand that mains water, drainage and electricity are connected.

Council Tax Band B

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

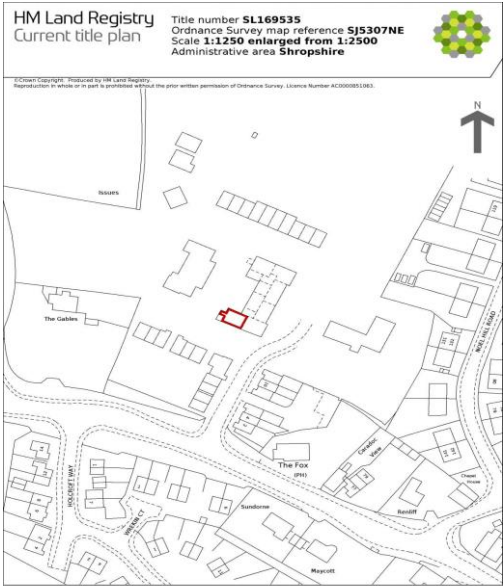
Approx Gross Internal Area
66 sq m / 707 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

Apartment 12 Haycock House The Chestnuts Cross Houses SHREWSBURY SY5 6JG	Energy rating D	Valid until: 23 May 2029
		Certificate number: 2648-1066-6225-6201-3980

Property type	Top-floor flat
Total floor area	66 square metres

Rules on letting this property

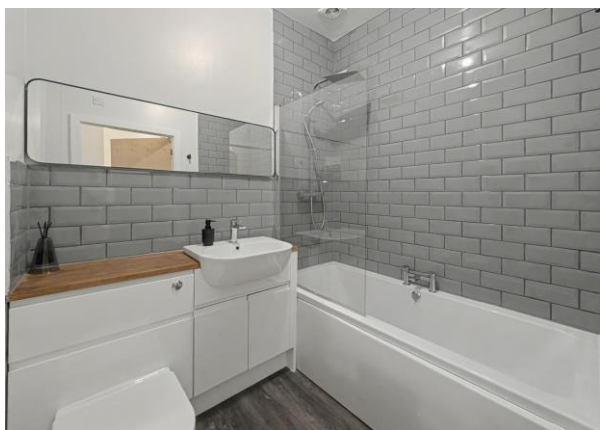
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage