

21 Battlefield Court, Battlefield, Shrewsbury, Shropshire,
SY1 4AR

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.

Offering a lovely position, this is a modern, spacious and well presented two double bedroom ground floor apartment. The property is located within this highly convenient residential location, close to excellent amenities and the local bypass. 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 hall, reception hallway, lounge/diner, kitchen with a range of free standing appliances, master bedroom with fitted wardrobe and ensuite shower room, bedroom two with fitted wardrobes, bathroom, allocated car parking space plus additional visitor parking, communal grounds and private patio area, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Communal entrance with intercom system gives access to:

Communal ground floor
Door then gives access to:

Reception hallway
Having vinyl floor covering, radiator, wall mounted thermostat control unit, shelved store cupboard plus additional walk-in store cupboard.

Door from reception hallway gives access to:

Lounge/diner
17'11 x 12'7
Having UPVC double glazed window to side, UPVC double glazed French doors giving access to the patio, and communal grounds, coal effect electric fire set to a marble style hearth with matching fire surround, radiator.

Door from lounge/diner gives access to:

Kitchen
14'8 x 5'9
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, free standing fridge freezer, washing machine and dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to side, tiled splash surrounds, vinyl floor covering, radiator.

From reception hallway doors then give access to:
Two double bedrooms and bathroom.

Bedroom one
16'6 max reducing down to 7'11 min x 9'1 max
Having UPVC double glazed window to rear, radiator, range of fitted wardrobes and display shelving.

Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, recessed spotlights to ceiling, radiator, vinyl floor covering, extractor fan to ceiling.

Bedroom two
14'5 max reducing down to 7'11 min x 8'2
Having UPVC double glazed window to rear, radiator, fitted wardrobes, vinyl wood effect floor covering.

Bathroom
Having a three piece white suite comprising: Panel bath, low flush WC, pedestal wash hand basin, extractor fan to ceiling, vinyl floor covering, radiator.

Outside
There is one allocated car parking space, additional visitor parking and well maintained communal grounds.

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 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 105 years
Ground rent £100.00 per annum
Ground rent review date and price increase TBC
Service charge £1,200.00 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

