



## 23 Burlington Place, Belle Vue, Shrewsbury, Shropshire, SY3 7LF

**Offers in the Region Of £175,000**

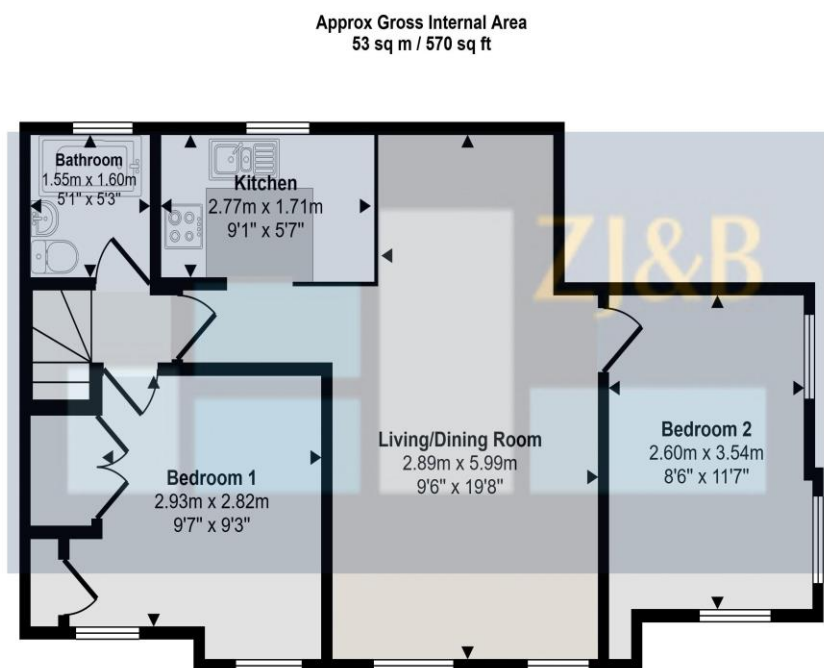
**A well-presented 2-bedroom first-floor apartment, in the highly sought-after area of Belle Vue, just a short walk from Shrewsbury Town Centre.**



An excellent opportunity to acquire this well-presented two-bedroom first-floor apartment, ideally situated on Burlington Place within the highly sought-after Belle Vue area of Shrewsbury, just a short walk from Shrewsbury Town Centre and its wide range of amenities, restaurants, bars and transport links. The property offers well-planned and spacious accommodation throughout, briefly comprising a welcoming entrance hall leading into a modern open-plan living and kitchen space, providing an ideal setting for both everyday living and entertaining. The apartment further benefits from two generously sized bedrooms together with a useful and well-appointed bathroom. Externally, the property enjoys the added advantage of a designated parking space within the residents' car park, alongside additional visitor parking, making it an attractive option for a variety of buyers including first-time purchasers, professionals and investors. The development also benefits from a pleasant communal garden for residents to enjoy. Belle Vue remains one of Shrewsbury's most desirable residential locations, renowned for its charm, convenience and excellent accessibility, making this a superb opportunity to purchase within a highly regarded area. Early viewing is highly recommended.

Lease details: The property is held on a 999 year lease from 01.01.1996, with 969 years remaining.

Annual charges: - Ground Rent is £134 Service Charge £445.84 Insurance £117



First Floor

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



## Energy performance certificate (EPC)

23 Burlington Place SHREWSBURY SY3 7LF	Energy rating	Valid until:	3 May 2032
	<b>C</b>	Certificate number:	0443-3016-0205-0302-0200

Property type	Mid-floor flat
Total floor area	57 square metres

### Rules on letting this property

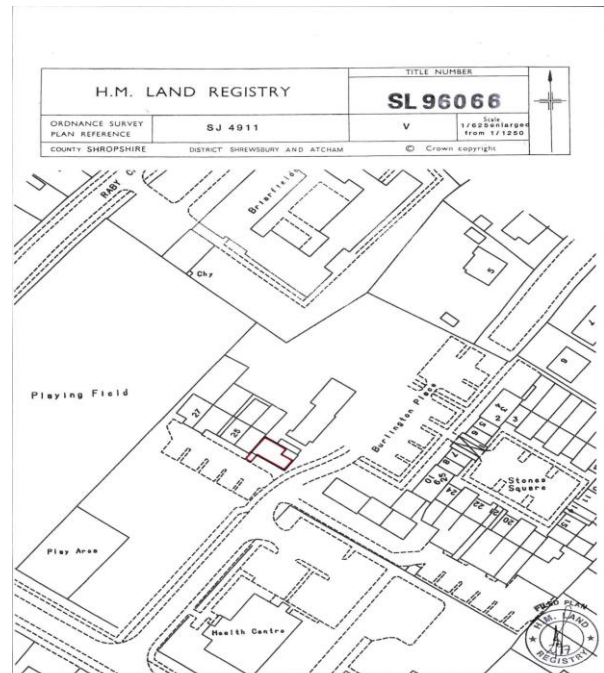
Properties can be let if they have an energy rating from A to E.

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

### Energy rating and score

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

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



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## 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.

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

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

## 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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**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**