



21 Lancaster Road, Harlescott, Shrewsbury, Shropshire, SY1 3JG

£115,000

This 2 bedroom ground floor flat offers large accommodation throughout and is being offered with no upward chain. Includes: Enclosed Porch, Living Room, Kitchen. Inner Hall leads to 2 spacious Bedrooms and Refitted Bathroom. Garden and 2 useful Stores. DG. Convenient range of amenities in the immediate area.



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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

Entrance door with spy hole.

Entrance Porch

Living Room

A good size room with wood style laminate flooring and large double glazed window to the front, wooden ornamental fire surround, gas fire set to tiled hearth.

Kitchen

Fitted base and eye level units laminated work tops, inset sink unit, tiled splashback, built in pantry cupboard, double glazed window.

Inner Hall

Built in store cupboard.

Bedroom 1

Double glazed window, built in airing cupboard housing hot water cylinder.

Bedroom 2

Another good size room with double glazed window.

Bathroom

Fitted with white 3 piece suite providing corner bath with tiled walls around and wall mounted electric shower unit, wash basin and WC, tiled flooring, extractor and double glazed window.

Outside

There is a communal area for bins etc and 2 integral stores/sheds.

Services

We understand that mains water, drainage, electricity and gas are connected to the property.

Lease details

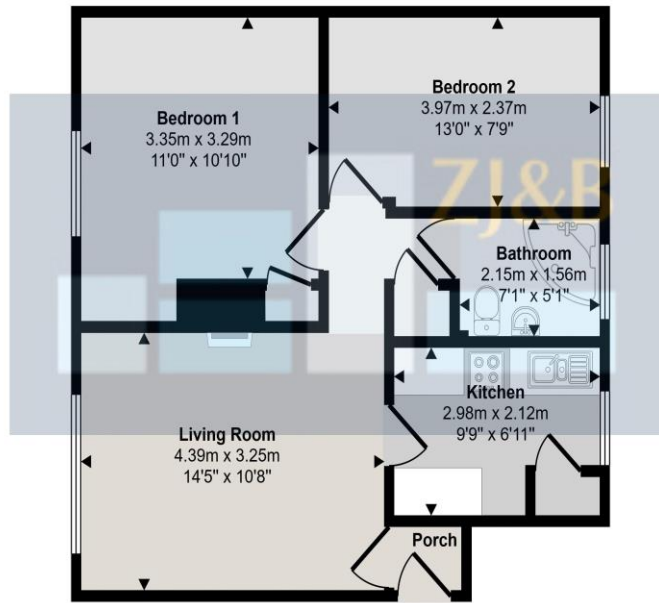
The property is held on a 125 year lease from 4 May 2004 with 103 years remaining. Ground rent and service charges to be confirmed.

Council Tax Band A

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**

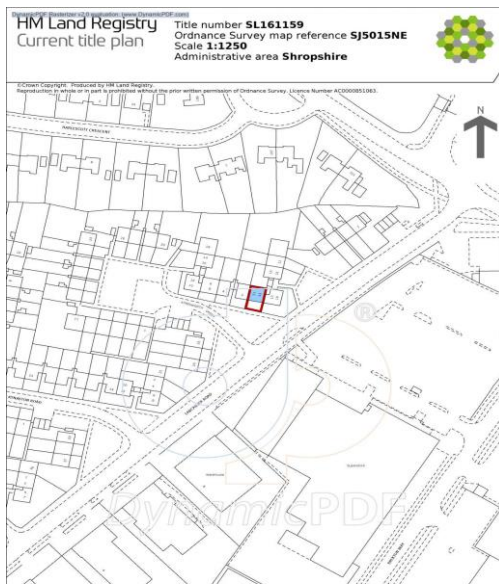
Approx Gross Internal Area
52 sq m / 564 sq ft



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)

21 Lancaster Road SHREWSBURY SY1 3JG	Energy rating D	Valid until: 8 October 2035
Certificate number: 804-1207-4905-4102-0004		

Property type	Ground-floor maisonette
Total floor area	54 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 D.

[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