



34 Belgravia Court, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BW

Offers in the Region Of £185,000

An attractive, well maintained 2 bedroom apartment located in this popular area of Shrewsbury and within easy access of the town centre. The accommodation includes Entrance Hall, Kitchen/Dining Room, Living Room with Balcony, 2 Bedrooms and Bathroom, Communal Gardens and Parking. DG, Electric Heating.
Viewing 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

From Communal Area, wooden entrance door.

Entrance Hall 14' 1" x 3' 2" (4.29m x 0.96m)
Carpet, entry phone system, electric storage heater, built in airing cupboard housing hot water cylinder.

Living Room 11' 6" x 11' 6" (3.50m x 3.50m)
Carpet, wooden double glazed window with views towards the Reabrook, electric storage heater, double glazed door opening onto balcony with a south facing position.

Kitchen/Dining Room 17' 4" x 9' 4" (5.28m x 2.84m)
Fitted with base and eye level units with laminate work top, inset stainless steel sink unit, integrated electric oven and hob with filter hood above, space and plumbing for washing machine, electric heater, tiled flooring, wooden double glazed window with views towards the Reabrook.

Bedroom 1 12' 8" x 8' 7" (3.86m x 2.61m)
Carpet, electric storage heater, 2 wooden double glazed windows overlooking communal gardens, built in double wardrobe with mirror fronted sliding doors.

Bedroom 2 14' 3" x 8' 4" (4.34m x 2.54m)
Carpet, electric storage heater, wash basin with tiled splash back, wooden double glazed window overlooking communal gardens.

Bathroom 5' 7" x 7' 1" (1.70m x 2.16m)
Fitted with 3 piece suite including wash basin, WC, bath with electric shower above and tiled surround and shower screen, electric heater, extractor fan, tile effect vinyl flooring,

Balcony

Communal Gardens

Lease Details

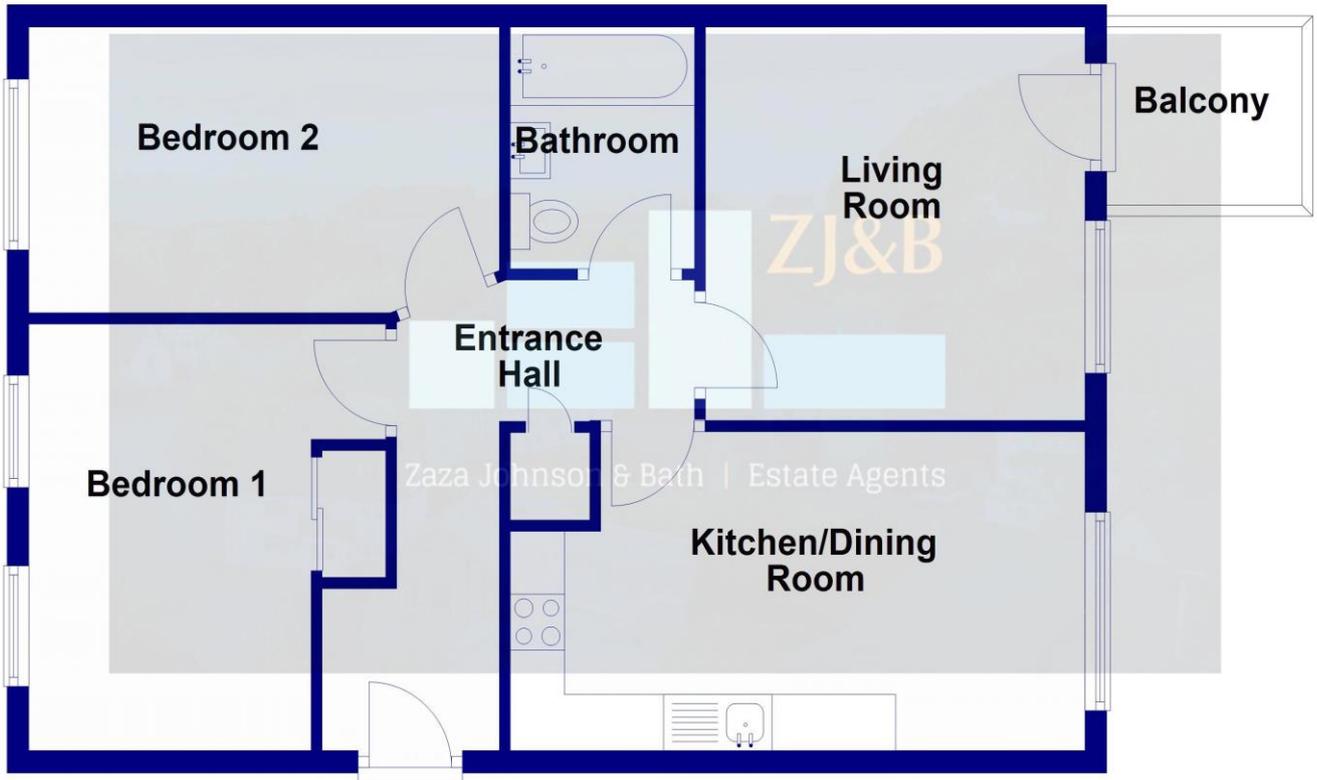
The property is held on a 199 year lease from 01.01.2002. Service Charge is £1482 per annum. There is typically no ground rent at Belgravia Court in Shrewsbury, as property owners are members of Belgravia Court Shrewsbury Ltd, which has a zero ground rent policy.

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**

Ground Floor



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
34 Belgravia Court Abbey Foregate SHREWSBURY SY2 6DQ	Energy rating B	Valid until: 13 March 2038 Certificate number: 6376-2807-2670-2196-3055
Property type	Mid-floor flat	
Total floor area	61 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 B. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	61 B	64 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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