



34 Lapwood Drive, Herongate, Shrewsbury, Shropshire, SY1 3XG

Offers in the Region Of £110,000

Occupying a private position in the popular Herongate development, this one-bedroom ground floor flat offers well-proportioned accommodation including a lounge, kitchen, double bedroom and bathroom. Conveniently located within close proximity to Shrewsbury town centre, the property also benefits from allocated parking and it's own private garden. Please note: The lease has approximately 61 years remaining, and therefore the property is suitable for cash buyers only.



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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

uPVC double-glazed entrance door.

Entrance Hall

Wood effect laminate flooring, electric storage heater.

Kitchen

Tile effect laminate flooring, fitted with a range of units with laminate worktops, inset stainless steel sink unit, including a breakfast bar, integrated 4 ring electric hob, electric oven and filter hood above, double glazed window to the side.

Living Room

Carpet, double-glazed bay window to the front, brick fireplace with tiled hearth and mantle, electric storage heater.

Inner Hall

Large airing cupboard housing hot water cylinder.

Bedroom

Carpet, modern slim-line electric radiator, built-in triple wardrobe with mirror fronted sliding doors, double-glazed window to the side.

Bathroom

Recently stylishly refitted with 3 piece suite including a wash basin, WC and bath with mixer shower over, fully tiled walls, tile vinyl flooring, an electric shaver socket and extractor fan.

Outside

The property has the luxury of its own front entrance with a private garden and gated access onto the driveway with parking for 2 vehicles and further lawn to the side. The property sits in a particularly private position with lawn and hardstanding for a shed.

Services

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

Lease Details

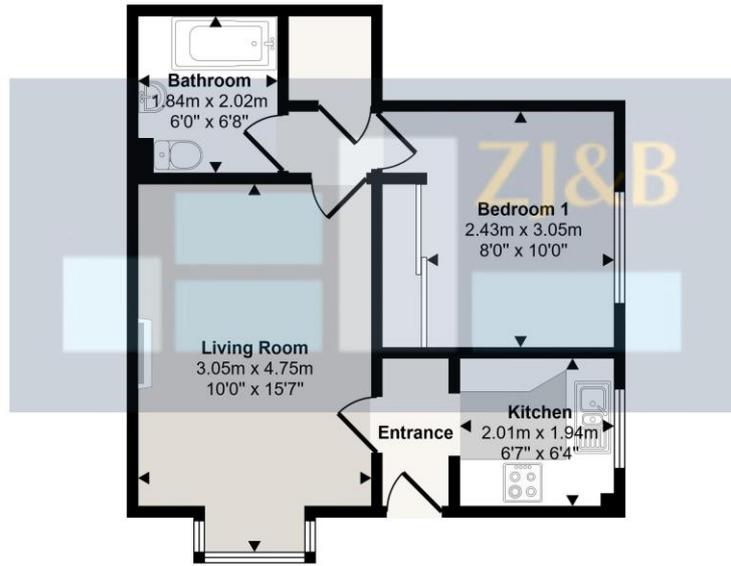
The property is held on a 99 year lease from 01.01.1989 with 61 years remaining. Ground Rent £75 per annum and Service Charge £320 per annum.

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**

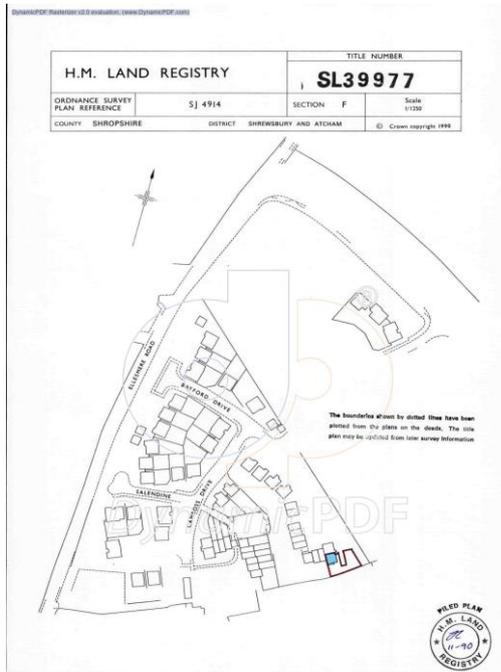
Approx Gross Internal Area
37 sq m / 393 sq ft



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)

34, Lapwood Drive SHREWSBURY SY1 3XG	Energy rating: D	Valid until: 9 July 2027
	Certificate number: WEP-2820-7738-9893-6065	

Property type: Ground-floor flat
Total floor area: 41 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-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-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.](#)



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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.

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