



**Zaza Johnson & Bath**  
Estate Agents

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## **37 Belgravia Court, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BW**

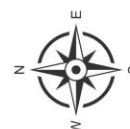
**£140,000**

**An updated 1-bedroom top-floor, loft-style apartment providing larger-than-average accommodation, within easy walking distance of the town centre.**



Located within the prestigious Belgravia Court development, just a 1-mile walk from the train station, and with all the town centre amenities close to hand, this top-floor, loft-style apartment provides larger than average space and enjoys a sunny, south-facing aspect. The entrance hall, with an airing cupboard, leads to an impressive open-plan living room/kitchen. The kitchen has recently been upgraded with a good range of units, including an integrated oven, hob and washing machine, and the dormer windows provide excellent natural lighting and add great character to the room. The bedroom is situated at the front of the building and is an excellent-sized double room with fitted wardrobes. The bathroom completes the accommodation, and again, has been fully refurbished and includes a shower over the bath and a dormer window. Outside, there is a parking space allocated to number 37 along with landscaped, communal gardens. The property is being sold with no upward chain, and we expect early interest. The property is held on a 199 year lease from January 2001- The lease details are to be confirmed.

Approx Gross Internal Area  
62 sq m / 671 sq ft



Floorplan

Denotes head height below 1.5m

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)

|                                                              |                           |                                                 |
|--------------------------------------------------------------|---------------------------|-------------------------------------------------|
| 37 Belgrave Court<br>Abbey Foregate<br>SHREWSBURY<br>SY2 6BW | Energy rating<br><b>C</b> | Valid until:<br>12 August 2031                  |
|                                                              |                           | Certificate number:<br>9224-2000-3208-7789-2204 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 64 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).

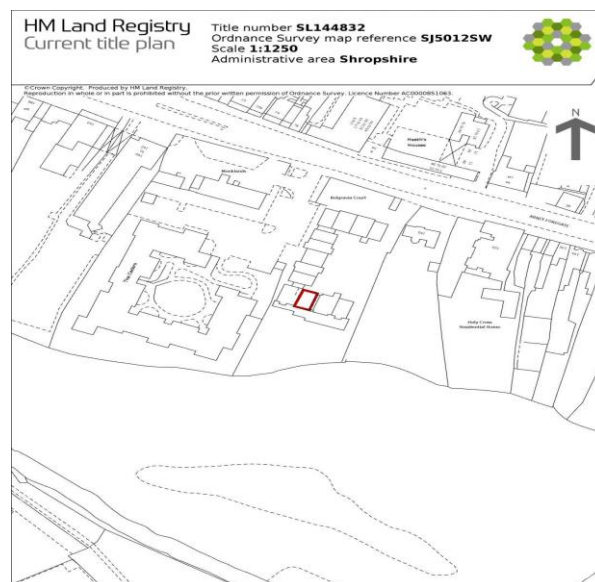
### Energy rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9224-2000-3208-7789-2204>

1/7



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## 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.

**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**