



SAMUEL WOOD

Apartment 11, Haycock House The Chestnuts, Cross Houses, Shrewsbury, SY5 6JG

Asking Price £120,000



Apartment 11, Haycock House The

Cross Houses, Shrewsbury, SY5 6JG



- First Floor One Bedroom Apartment
- Spacious Open Plan Living/Kitchen
- Double Bedroom with Fitted Wardrobe
- Allocated & Visitor Parking
- Approx. 177 Year Lease Remaining
- Grade II Listed Character Building
- Luxury Refitted Shower Room
- Secure Intercom Entry System
- Popular Village Near Shrewsbury
- EPC Rating C

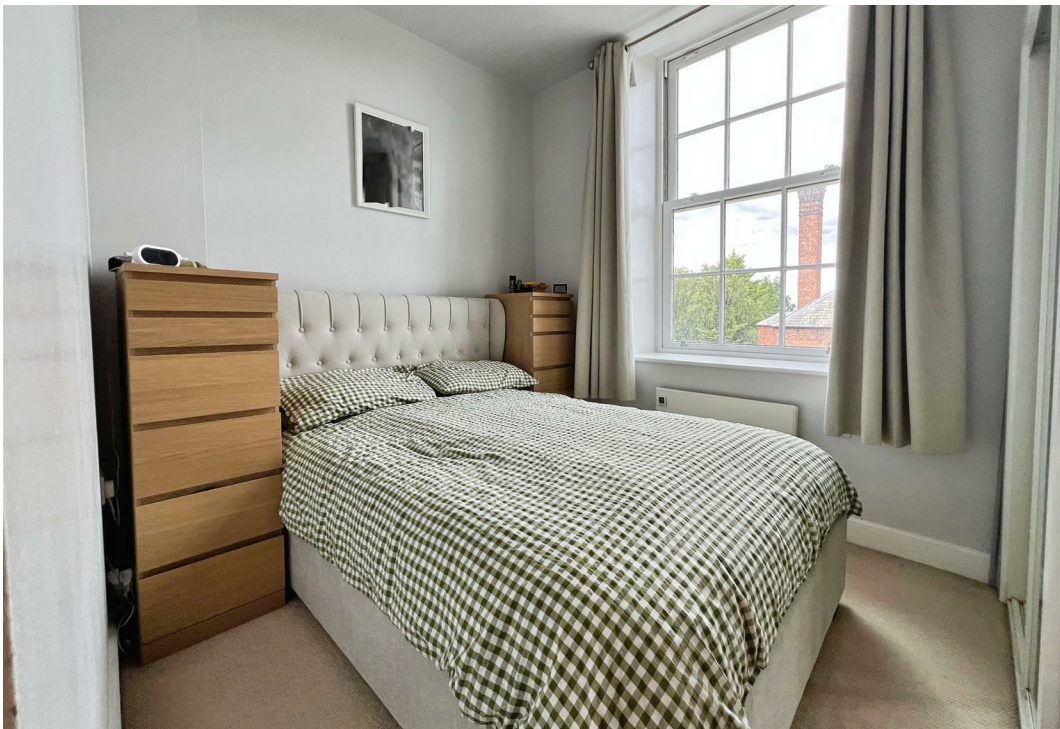
Situated within the impressive Grade II Listed Haycock House, this beautifully presented first-floor apartment offers an excellent opportunity for first-time buyers, professionals, downsizers and investors alike. Combining period charm with modern living, the property enjoys a secure setting with attractive communal gardens, allocated parking and visitor parking. Located in the popular village of Cross Houses, approximately four miles south-east of Shrewsbury, the property is ideally placed for commuters with excellent access to the A49 and A5/A458 road network. The village itself offers a range of everyday amenities including a shop, Post Office, petrol station and the popular Bell public house. Benefitting from a long lease with approximately 177 years remaining, this is a superb low-maintenance home in a sought-after village location.

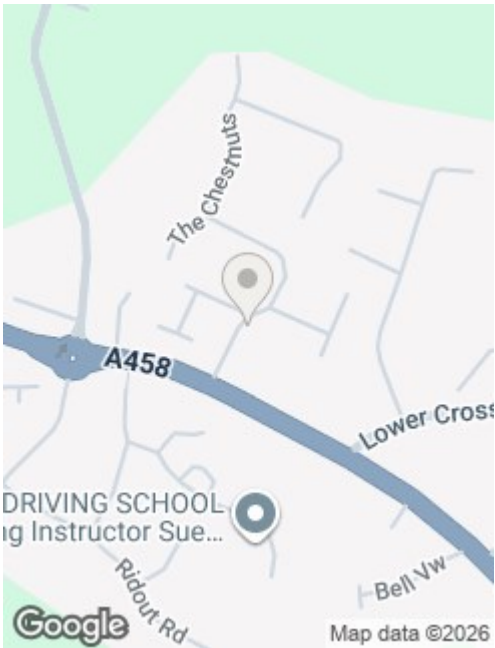
A secure communal entrance with intercom entry system provides access to the building, with stairs rising to the first-floor apartment.

The apartment opens into a private entrance hall with a useful storage cupboard. The impressive open-plan living/kitchen and enjoys high ceilings together with large sash windows that create a bright and spacious living environment. The kitchen is fitted with a range of modern base and wall units. The double bedroom benefits from a fitted wardrobe, while the luxury refitted shower room has been finished to a high standard with a contemporary white suite.

Haycock House stands within attractive communal gardens and benefits from an allocated parking space together with additional visitor parking. The development enjoys a convenient village setting with easy access to local amenities, Shrewsbury and the surrounding road network.







Directions

What3words: ///pies.terms.concluded

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 20 Mbps & Superfast 142 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 199 years from 2005 - 177 years remain.
Service Charges: £2454.40 pa (paid in two instalments, twice a year)
Ground Rent: £100 pa
Next Ground Rent Review Period: 2054

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.







First Floor

Total floor area: 44.2 sq.m. (476 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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