

4 Greenfields Gardens, Shrewsbury, Shropshire, SY1 2RN

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £169,995

Viewing: strictly by appointment through the agent

A bright, airy and exceptionally well presented, modern third floor apartment, offering spacious and modern living accommodation throughout. The property enjoys a light and welcoming feel throughout with well proportioned rooms and a stylish finish that makes it ideally suited for first timer buyers and those seeking a comfortable low maintenance home. Positioned on the 3rd floor the property offers a pleasing elevated outlook whilst providing the convenience of modern apartment living. The property is situated within Greenfields, a popular and convenient residential location, walking distance to an array of excellent local amenities, Railway station and tranquil riverside walks leading to the Shrewsbury town centre. Early viewing is recommended.

The accommodation briefly comprises of the following: Communal entrance hallway, communal staircase, communal first floor landing, entrance hallway, lounge/diner with Juliet style balcony, modern kitchen, master bedroom with ensuite shower room, further double bedroom, bathroom, one allocated car parking space, close to local amenities, tranquil riverside walks and walking to the Shrewsbury town centre and Railway station, UPVC double glazing, electric heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Communal entrance with communal staircase rising to:

Third floor communal landing

Door gives access to:

Entrance hallway

Having loft access, wall mounted electric heating, cupboard housing water tank, shelved storage cupboard, wall mounted telephone intercom system.

Door from entrance hallway gives access to:

Lounge/Diner

15'7 x 12'5

Having UPVC double glazed French doors giving access to Juliet style balcony with pleasing aspect to front, UPVC double glazed windows to side, two wall mounted electric heaters.

Doors from entrance hallway give access to:

Kitchen

9'8 x 6'7

Having modern eye level and base units and built-in cupboards and drawers, integrated oven, four ring electric hob with cooker canopy over, space for further appliances, vinyl floor covering, UPVC double glazed window overlooking residence car park, wall mounted electric heater.

Door from entrance hallway then gives access to: Two double bedrooms and bathroom.

Bedroom one

12'2 x 10'11

Having UPVC double glazed window with pleasing aspect to front, wall mounted electric heater.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl wood effect floor covering,

heated towel rail, extractor fan to ceiling, UPVC double glazed window.

Bedroom two

9'6 x 9'3

Having UPVC double glazed window overlooking residence car park, wall mounted electric heater.

Bathroom

Having a modern three piece suite comprising: Panel bath, low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, UPVC double glazed window, heated towel rail, extractor fan to ceiling.

Outside

Within a residence car park there is one allocated car parking space.

Service

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 155 years from 1st April 2007.
Ground rent £296.19 per annum
Ground rent review date and price increase - reviewed every 15 years (2037 is the next review date) and price increased using RPI
Service charge £1,654.81 per annum
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our

in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

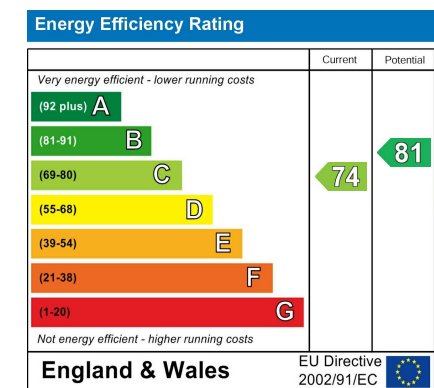
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON

COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

