

Roger Parry & Partners

Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LX





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Offers In The Region Of £79,995

Offered for sale with no upward chain, this spacious and beautifully presented two bedroom first floor apartment is an ideal purchase for investors. Conveniently situated within easy walking distance of the town centre, the property has been recently improved by the current owners and benefits from new carpets and fresh décor throughout, creating a ready to move into home.

The apartment has a communal entrance with intercom security system, a private door leads into reception hall, living room and fitted kitchen overlooking the gardens, there are two good size bedrooms, and a fitted bathroom. Outside, the property benefits from lovely south-facing communal gardens, along with a secure gated access leading to the riverside walk, providing a pleasant stroll into Shrewsbury town centre.













Communal Entrance
With intercom entry system and communal staircase rising to first floor landing.

Reception Hall
11'1 x 4'2 (3.38m x 1.27m)
With night storage heater and doors to bedrooms, bathroom and living room.

Living Room
15'1 x 10'10 (4.60m x 3.30m)
With windows providing a south facing pleasant outlook over the communal gardens and West Mid Showground, electric heater. Door leading into Kitchen.

Kitchen
10'11 x 6'9 (3.33m x 2.06m)
Fitted kitchen comprises of an extensive range of base units with worktops over, stainless steel single drainer sink unit, built in single oven with electric hob over, extensive range of eye level cupboards, space for washing machine, space for refrigerator, vinyl flooring. Two built in storage cupboards, one with shelving, one housing the immersion heater. Large window providing a pleasant outlook over the south facing communal gardens and West Mid Showground.

Bedroom One
12 x 11'6 (3.66m x 3.51m)
With windows to front and electric heater.

Bedroom Two
12'1 x 9'6 (3.68m x 2.90m)
With window to front and electric heater.

Bathroom
6'7 x 5'8 (2.01m x 1.73m)
Fitted with white suite comprising paneled bath with taps and electric shower over and glass side screen, wash hand basin, low level flush WC, heated ladder towel rail, extensive tiled surround to walls.

As the selling agent we have been advised the property is non standard construction.

As the selling agent, we have been informed that the building last experienced flooding in January 2021. Since that time, flood gates have been provided and are stored within each block, and new pumps have been installed in the building’s cellars to help mitigate against future flooding.

General Notes
TENURE
We understand the tenure is Leasehold. The length of the lease is 125 years from 1984, with 83 years remaining. The service charge is £2157 per annum and ground rent is £75 per annum. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 60 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Medium. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

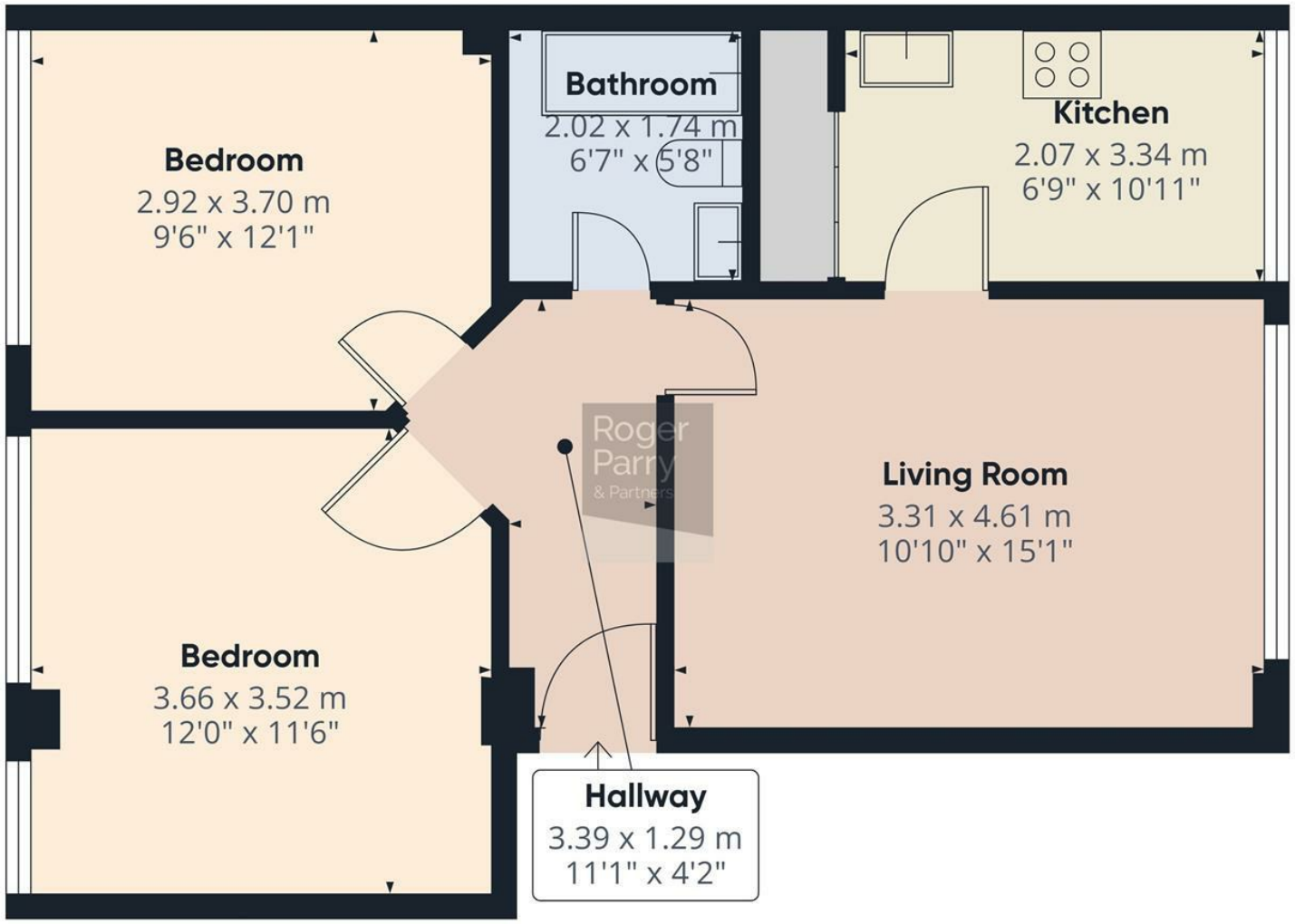
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Agents Notes
As the selling agent, we have been advised that the property is of non-traditional construction. We understand that the property is not currently considered suitable for mortgage lending.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area(1)
55.7 m²
601 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Services:

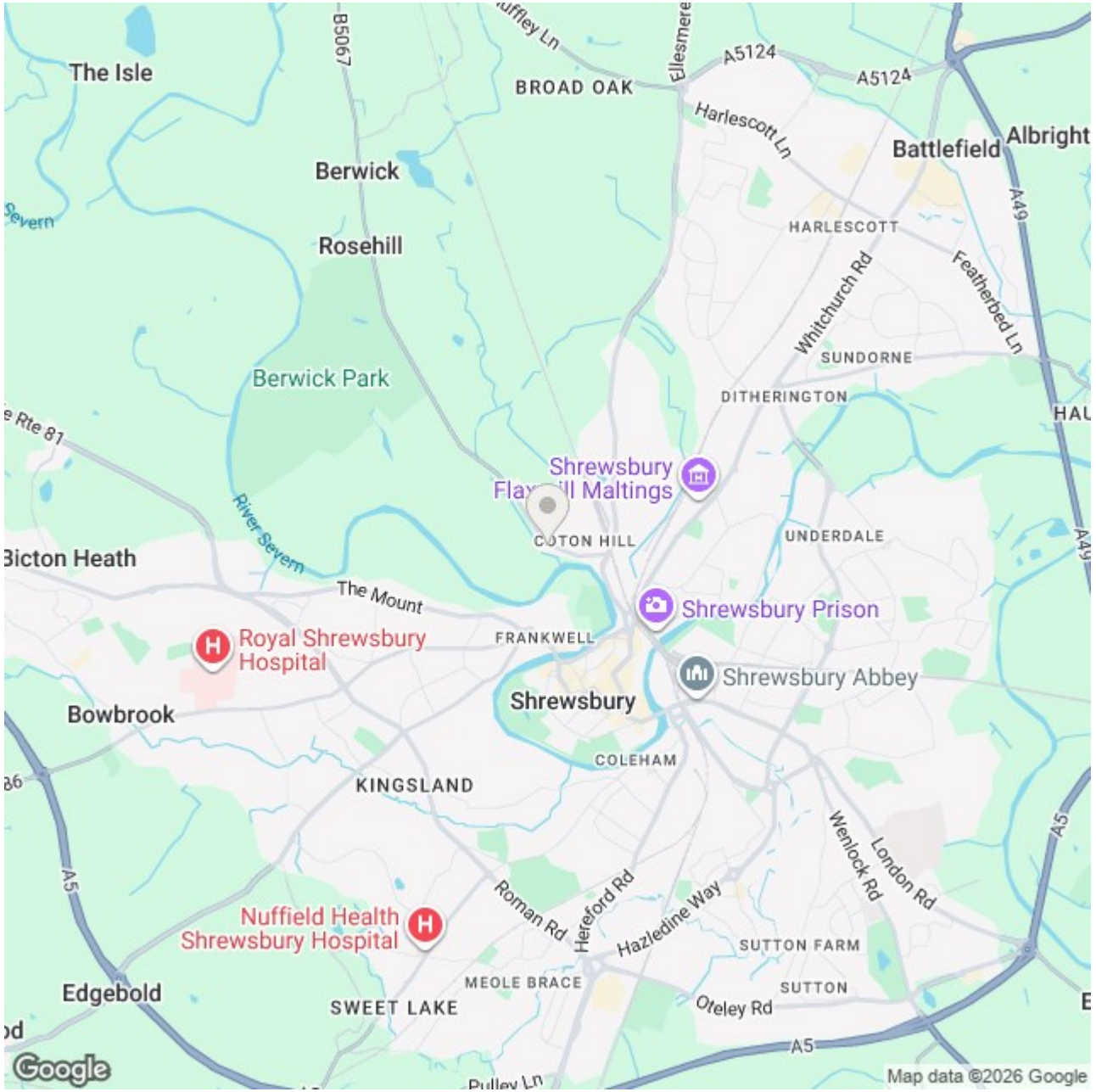
Local Authority: Shropshire County Council
Council Tax Band: A
EPC Rating: D
Tenure: Leasehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.