ZJ&B

Zaza Johnson & Bath
Estate Agents

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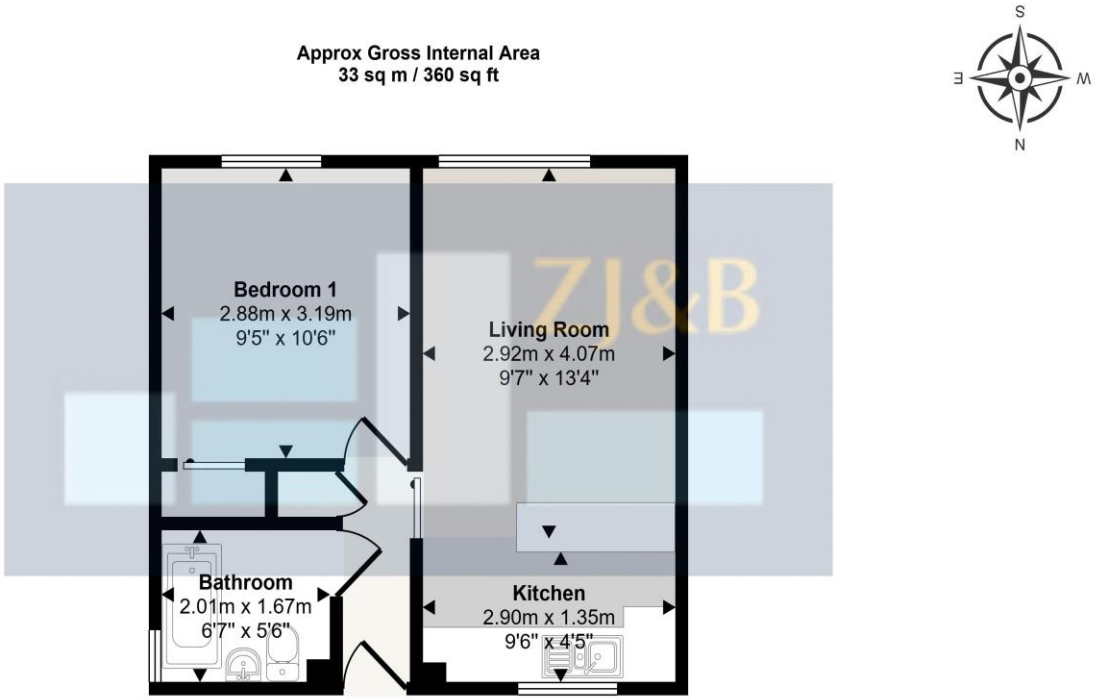
8 Newent Close, New Park Farm, Shrewsbury, Shropshire, SY1 2UJ

Offers in the Region Of £75,000

A 1-bedroom, first-floor apartment in Castlefields for the over 55's

A one-bedroom, first-floor apartment in Castlefields for the over 55's. or investors seeking a property in need of some updating. The apartment has its own private entrance, with a small landing area that can be used as a versatile space. Inside, you'll find an open-plan living and kitchen area, a double bedroom, and a bathroom. The property also benefits from its own private garden area to the rear and allocated parking. Ideally located close to Shrewsbury town centre, with scenic river walks nearby. Over 55's Only.



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

Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

8 Newent Close SHREWSBURY SY1 2UJ	Energy rating **C**	Valid until:	**26 January 2036**
		Certificate number:	**2166-3058-5209-6546-4204**

Property type	Top-floor flat
Total floor area	36 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).

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.

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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