HOLLAND BROADBRIDGE













The Property Ombudsman

**Important Notice - please read carefully**
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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





HOLLAND BROADBRIDGE


62 Churchill Road, Mytton Oak Farm, Copthorne, Shrewsbury, Shropshire, SY3 8ZQ

www.hbshrop.co.uk



## Offers In The Region Of £144,995

Viewing: strictly by appointment through the agent


**Holland Broadbridge**
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e: **sales@hbshrop.co.uk**

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Offers In The Region Of

# £144,995

Occupying a pleasing and particularly secluded position, this is a recently improved two bedroom ground floor apartment, which boasts bright and airy well proportioned living accommodation throughout along with a generous extended lease. The property is situated close to excellent local amenities, the Royal Shrewsbury Hospital and offers easy access to the local bypass and Shrewsbury town centre. This property is being offered for sale with NO UPWARD CHAIN and viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen. inner hallway, two bedrooms, refitted bathroom, front and rear enclosed garden which border the local brook, shared driveway, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**
Having wood effect flooring. Door from entrance hallway gives access to

**Lounge/diner**
14'7" x 10'7"
Having radiator, wood effect flooring, sliding UPVC double glazed patio doors giving access to the rear garden. Arch to from lounge/diner gives access to:

**fitted Kitchen**
8'6" x 7'2"
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer with mixer tap over integrated oven, four ring gas hob, tiled splash surrounds, space for appliancesm, wood effect floor covering, wall mounted gas fired central heating boiler, UPVC double glazed window to rear.

From the lounge/diner door gives access to:

**Bedroom one**
10'9" x 8'10"
Having UPVC double glazed window to the front, radiator.

Door from lounge/diner gives access to:

**Inner Hallway**
Having linen store cupboard. Door from inner hallway gives access to: Bedroom two and refitted bathroom.

**Bedroom two**
8'11 x 8'7
Having UPVC double glazed window to the front, radiator.

**Fitted bathroom**
Having a three piece white suite comprising: panel bath with shower attachment off taps, pedestal wash hand basin, low level WC, part tiled walls, wall mounted extractor fan, heated chrome style towel rail, vinyl floor covering.

**Outside**
To the front of the property there is a shared tarmacadam driveway providing off street parking with a lawn garden area to side. Gated side access then leads to the property's:

**Rear gardens**
Which is a pleasing feature of the property. Comprising paved patio area with matching pathway, timber garden shed, lawn gardens, mature shrubs and bushes. The rear gardens are enclosed by mature hedging and border the local brook

**Services**
Mains water, electricity, drainage and gas 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.

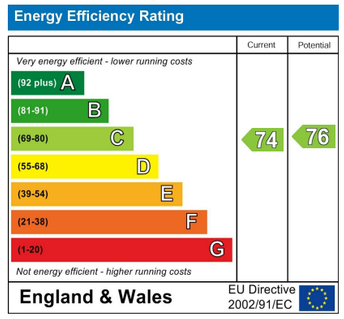
**COUNCIL TAX BAND A**

**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 148 years
Ground rent £120 per annum
Ground rent review date and price increase
The review date every 33 years and the next increase is £240 per annum for the remainder of the existing lease.
Service/maintenance charge - The vendor informs us 1 is not payable.
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

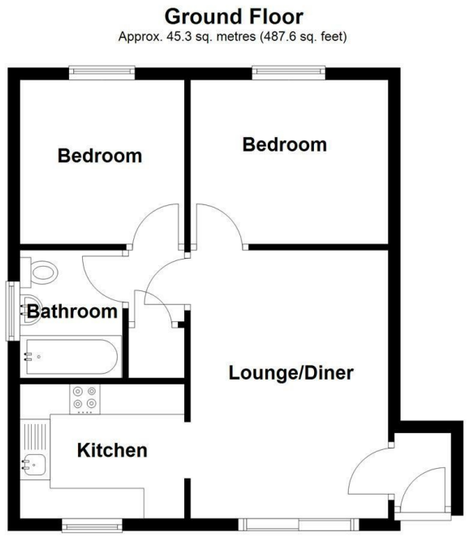
**Mortgage Services**
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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




Total area: approx. 45.3 sq. metres (487.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.