



105 Sutton Road, Sutton Farm, Shrewsbury, Shropshire, SY2 6ED

www.hbshrop.co.uk



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.

Offers In The Region Of £149,995

Viewing: strictly by appointment through the agent

Having an extended 99 year lease. This is an exceptionally well presented, improved and particularly spacious two bedroom first floor apartment. The property is situated within this popular residential location, within easy reach of excellent local amenities and the Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hallway, first floor landing, lounge/diner, modern re-fitted kitchen, two bedrooms, re-fitted bathroom, pleasing enclosed lawned garden, two allocated car parking spaces, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

With upvc double glazed window entrance door with upvc double glazed window to side gives access to:

Entrance hall

Having stairs rising to:

First floor landing

Having a linen cupboard with radiator. From first floor landing door gives access to:

Lounge/diner

12'6" x 11'6"

Having two upvc double glazed windows to front, radiator, coving to ceiling.

Arch from lounge/diner gives access to:

Modern kitchen

8'6" x 7'3"

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 ½ sink drainer unit with mixer tap over, built-in oven, 4 ring electric hob, tiled splash surrounds, ceramic tiled floor, radiator, integrated fridge freezer, upvc double glazed window, extractor fan to ceiling, wall-mounted Worcester Greenstar 30i.

From first floor landing doors give access to: two double bedrooms and re-fitted bathroom.

Bedroom one

11'6" max into recess reducing 9'9" x 9'2"

Having upvc double glazed window to front, built-in mirror fronted wardrobe, radiator, shelved store cupboard.

Bedroom two

8'8" x 8'6"

Having upvc double glazed window to rear, radiator, shelved storage cupboard, loft access.

Re-fitted bathroom:

Having a white suite comprising: a panelled bath with electric shower over, wash hand basin set to vanity unit with store cupboards below, WC with hidden cistern, part tiled to walls, radiator, upvc double glazed window to rear, vinyl floor covering.

Outside

To the front of the property there are 2 allocated car parking spaces then to the rear there is a pleasing enclosed lawned garden.

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 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 99 years
Ground rent per annum £50.00
Ground rent review date and price increase: The ground rent review date is 1st May 2027 and fixed until the 30th April 2060. The price per annum will then will be £100.00
Service charge n/a
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

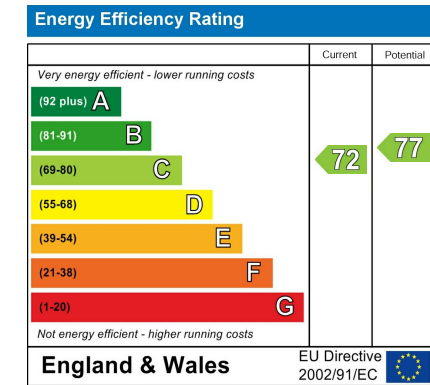
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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



FLOORPLANS

Ground Floor

