



24 Briery Lane, Gains Park, Shrewsbury, Shropshire, SY3 5DN

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 £67,995

Viewing: strictly by appointment through the agent

Having a long extended LEASE and occupying a secluded, pleasing courtyard position. This is a one bedroom first floor studio apartment, which is being offered For Sale with NO UPWARD CHAIN. The property is within close proximity to good local amenities, the Royal Shrewsbury Hospital and the local bypass. This property will be of interest to a number of prospective purchaser(s) o include first-time / investor's. Viewing is recommended.

The accommodation briefly comprises the following: Living area, re-fitted kitchen with free-standing appliances, bedroom with fitted wardrobe, shower room, gas fired central heating, uPVC double glazing, one allocated car parking space. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door gives access to:

Living area

10'10 x 9'8

Having uPVC double glazed window to front, radiator, wood effect flooring, wall-mounted digital control thermostat unit, television aerial point. Door from living area gives access to

Re-fitted kitchen

8'5 x 5'1

Having eye level and base units with fitted worktops with stainless steel sink, wall-mounted gas fired central heating boiler, uPVC double glazed window, tiled splash surrounds, free-standing fridge, cooker and washing machine, tiled floor.

Door from living room gives access to:

Bedroom

7'8 x 7'1

Having uPVC double glazed window to front, fitted wardrobe, radiator, wood effect flooring.

Door from living area gives access to:

Shower room

Having tiled shower cubicle with pedestal wash hand basin and low flush WC, vinyl floor covering, uPVC double glazed window.

Outside

There is one allocated car parking space.

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

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Length of Lease remaining is approximately - 156 years from 2015

Ground rent - Peppercorn (A very low or nominal rent)

Ground rent review date and price increase - Not applicable (payable)

Service charge - Not applicable (payable)

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

First Floor

