



35 Barkstone Drive, Herongate, Shrewsbury, SY1 3XT

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £84,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a pleasing cul-de-sac position within this favoured residential location. This is an improved and deceptively spacious, one double bedroom ground floor apartment which has recently undergone cosmetic changes including brand new carpets and re-decoration throughout. The property is within walking distance of local amenities and the historic town centre of Shrewsbury. This apartment would make an ideal purchase for a number of prospective purchaser(s). Viewing is recommended.

Accommodation:

Entrance hallway, bay fronted lounge, re fitted kitchen, inner hallway, bedroom, re fitted bathroom, small lawned gardens to front and side, allocated parking, upvc double glazing, night storage heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door giving access to:

Entrance hallway:

Having newly replaced carpet, smoke alarm to ceiling, Arch from hallway gives access to:

Re fitted kitchen:

6'10 x 6'4 (2.08m x 1.93m)

Having eye level and base units with built-in drawers, free-standing cooker, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, tiled splash surround, lattice effect upvc double glazed window, wall-mounted electricity consumer unit.

Panelled door from hallway gives access to:

Bay fronted lounge:

16'0 max into bay x 10'3 (4.88m max into bay x 3.12m)

Having newly fitted carpet, lattice effect walk-in upvc double glazed bay window to front, television and telephone points, night storage heater, log effect heater with decorative fire surround. Panelled door from lounge gives access to:

Inner hallway:

Having newly fitted carpet, walk-in airing cupboard with hot water tank cylinder unit. From inner hallway panelled doors give access to double bedroom and re fitted bathroom.

Bedroom:

10'6 x 10'2 (3.20m x 3.10m)

Having lattice effect upvc double glazed window, night storage heater.

Re fitted bathroom:

Having a white three piece suite comprising: P-shaped panelled bath with electric shower over, glazed curved shower screen to side, low flush wc, pedestal wash hand basin, extractor fan to ceiling, tiled floor.

Outside:

A paved pathway gives access to the front entrance door, when there is a small lawned garden section. Nearby there is a one allocated car parking space.

Services:

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

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).

Disclaimer:

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION

