



16 Cavell Drive, Copthorne Grange, Shrewsbury, Shropshire, SY3 8GD

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 £87,000

Viewing: strictly by appointment through the agent

Occupying a secluded position on this popular modern residential development, this is a spacious bright and airy one double bedroom ground floor apartment. This property is being sold under the Section 106 agreement and is being marketed at 60% of its open market value. The apartment is within close proximity to the Royal Shrewsbury hospital, a variety of good local amenities and well placed for easy access to the local bypass. Viewing is recommended.

Accommodation

Canopy over entrance, L shaped hallway, modern open plan lounge/diner/kitchen, large double bedroom, bathroom, upvc double glazing, gas fired central heating, communal grounds, allocated car parking space. Viewing is recommended

Double glazed entrance door with canopy over gives access to:

Hallway

Having radiator, fitted store cupboard.

Door from hallway gives access to:

Modern open plan lounge/diner/kitchen

18'8 x 11'9

The lounge/diner area comprises: upvc double glazed window to front, radiator, TV and telephone points. The kitchen area comprises; modern eye level and base units with built-in cupboards and drawers, integrate oven, four ring gas hob with cooker canopy over, wall mounted gas fired central heating boiler, radiator, vinyl wood effect floor covering, upvc double glazed window to rear, space for appliances.

Doors from hallway give access to: Large double bedroom and bathroom

Large double bedroom

17'8 x 8'6

Having upvc double glazed window to front and rear, TV aerial point, radiator.

Bathroom

Having a three piece white suite comprising: panelled bath with glazed shower screen to side and wall mounted mixer shower over, low flush WC, pedestal wash hand basin, radiator, wood effect vinyl floor covering, part tiled to walls.

Outside

There are communal grounds and one allocated car parking space.

AGENTS NOTE

This property is being sold at 60% of its open market value to a person who is a resident, employed or has family connections within the administrative area of the Council, they need to be a first time buyer or living in housing that the Council agrees is unsuitable to meet future needs and be unlikely to afford another property on the development. After 6 months of marketing Shropshire Council can nominate a purchaser or the property can be sold to someone who is requiring accommodation in the Shropshire Council's area. Any interested purchaser will have to have an income and savings of less than £60,000 as at the time of the property was developed, the government had a set income cap for affordable purchasers.

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 115 years
Service charge including Ground rent is approximately £175 per calendar month
(Ground rent £100 per year)
Ground review and price increase TBC
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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

Ground Floor

