



11 Poplar Close, Spring Gardens, Shrewsbury, Shropshire,
SY1 2UU

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 £115,000

Viewing: strictly by appointment
through the agent

Offered for sale at 70% of its open market value (a section 106), this is a modern well presented and spacious two bedroom first floor apartment which boasts a modern kitchen, generous size lounge, two good size bedrooms, allocated parking, gas fired central heating and upvc double glazing. The property is situated on this favoured residential development within walking distance to the Shrewsbury town centre. Viewing is recommended.

Accommodation

Communal entrance hall, reception hallway, spacious lounge, modern kitchen, two bedrooms, bathroom, allocated car parking space, visitor parking, communal grounds, upvc double glazing, gas fired central heating. Viewing is recommended.

Secure communal entrance with intercom system gives access to:

Communal hallway

Stairs rise to:

First floor landing

Apartment entrance door gives access to:

L shaped reception hallway

Having radiator, wall mounted digital heating control panel, telephone intercom system, large walk-in store cupboard.

Door from reception hallway gives access to:

Lounge/diner

17'4" x 11'10"

Having two upvc double glazed windows, two radiators.

From lounge/diner access is given to:

Modern kitchen

11'10" x 6'4"

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 ½ stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, integrated oven, four ring electric hob with stainless steel cooker canopy over, recess spotlights to ceiling, vinyl floor covering, upvc double glazed window, space for appliances.

Doors from reception hallway then give access to: two bedrooms and bathroom.

Bedroom one

13'6" x 8'7"

Having upvc double glazed window, radiator, built-in wardrobe.

Bedroom two

13'7" x 5'11"

Having upvc double glazed window, radiator.

Bathroom

Having three piece white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, upvc double glazed window, radiator, vinyl floor covering, extractor fan to ceiling.

Outside

There are communal grounds, one allocated car parking space and visitor parking.

PROVISION OF LOCAL NEEDS' INFORMATION TO QUALIFY FOR AFFORDABLE HOMES FOR PURCHASE AT THE SHIRES, SPRING GARDENS, SHREWSBURY

This property is being sold at 70% 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

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.

Lease term 125 years

Years remaining 111

Annual ground rent £500

Annual service charge £104

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.

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

