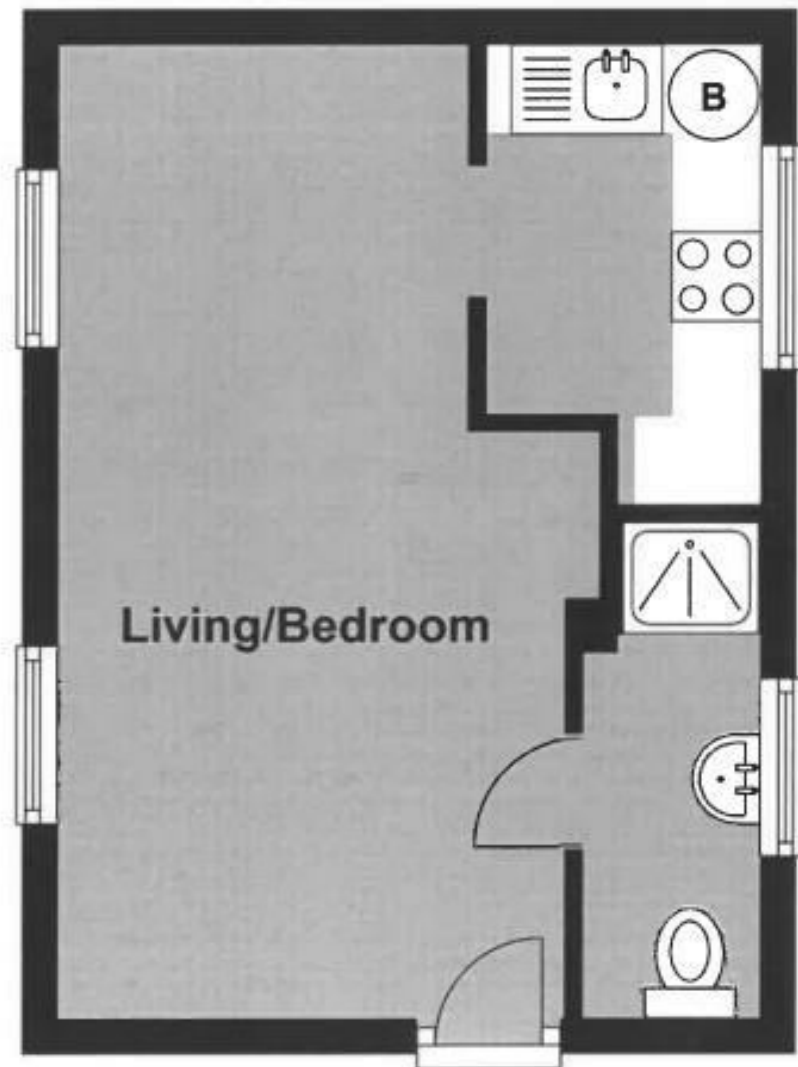


32 Briery Lane, Gains Park, Shrewsbury, Shropshire, SY3 5DN

www.hbshrop.co.uk

First Floor



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 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 £54,995

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position within this favoured residential location this is a first floor studio apartment which is being offered for sale with NO UPWARD CHAIN. The property is within easy reach of a variety of local amenities and the Royal Shrewsbury Hospital. This property will be of interest to a number of potential purchasers including investments/first time buyers.

Accommodation

Lounge/bedroom, kitchen, shower room, upvc double glazing, gas fired central heating, allocated car parking space. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

Lounge/bedroom

17'10 x 10'3 max into recess
Having loft access, coving to ceiling, two upvc double glazed windows, TV aerial point, radiator, two wardrobes.

Arch from lounge/bedroom gives access to:

Kitchen

Having eye level and base units, stainless steel sink, vinyl tiled effect floor covering, upvc double glazed window, wall mounted gas fired central heating boiler, tiled splash surrounds, coving to ceiling.

Door from lounge/bedroom gives access to:

Shower room

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

Outside

There is one allocated car parking space in a nearby residence car park.

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

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 58 years

Current service charge N/A

Ground rent charge £100 (per annum)

Ground rent review date is 2048 and the cost per annum will be £158

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.