



4 The Ridings, Gains Park, Shrewsbury, Shropshire, SY3 5ES

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 £55,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position and having the added benefit of NO UWPARD CHAIN. This is a well maintained, and improved first floor studio apartment. The property would be of interest to investment buyers with an estimated monthly rental income of £450 PCM. The property is situated within this popular residential location convenient for local amenities, the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent.

Accommodation

Living room/bedroom with useful fitted storage cupboards, attractive kitchen, shower room, upvc double glazing, gas fired central heating NO UPWARD CHAIN

Upvc double glazed entrance door gives access to:

Living area / bedroom

17'11 x 9'11 max reducing down to 7'7

And comprises: two upvc double glazed windows to front, telephone point, TV aerial point, radiator, wood effect flooring, fitted base storage units with built-in drawers and fitted worktop with eye level storage cupboards above, loft access.

From living room/bedroom arch gives access to:

Kitchen

8'5 x 5'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops, free standing cooker, fridge and washing machine, inset stainless steel sink, tiled splash surround, upvc double glazing window to side, cupboard housing gas fired central heating boiler, wood effect flooring.

Door from living room/bedroom gives access to:

Shower room

Having tiled shower cubicle, with electric shower, pedestal wash hand basin, low flush WC, storage cupboard, extractor fan to ceiling, towel rail radiator, vinyl floor covering, upvc double glazed window to rear.

Outside

There is a allocated car parking space.

Agents note

The vendor has informed Holland Broadbridge that all furniture, light fittings and curtains are included in the sale of the property.

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 (there's an option to purchase up to 125 years from the freeholder)
Ground rent £50 (payable every 6 months)
Ground rent review date and price increase TBC
No maintenance/service charge
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).

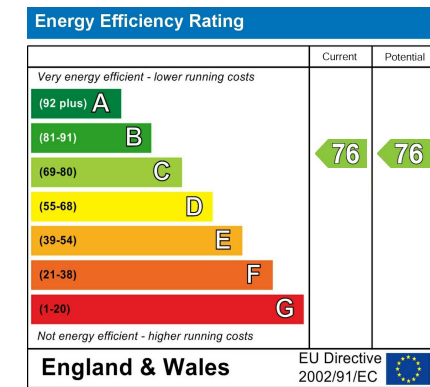
Referral fee disclaimer

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.



FLOORPLANS

Ground Floor

