



19G Torrin Drive, Radbrook Green, Shrewsbury, Shropshire, SY3 6AW

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 £64,995

Viewing: strictly by appointment through the agent

This is a well proportioned, first floor studio apartment being offered For Sale with NO UPWARD CHAIN. The property occupies a pleasant position within this sought after residential location. The property does require general modernisation/improvement. There are excellent amenities within striking distance of the property which includes the local Co-op supermarket, post office, florist, cafe, takeaway outlets and public house etc. This property will appeal to number of buyers with viewing recommended by the agent. The accommodation briefly comprises: Communal entrance hall and first floor landing, entrance hallway, living room/bedroom, kitchen, bathroom, electric heating, communal grounds, allocated car parking space.

The accommodation in greater detail comprises:

Communal entrance with stairs rising to:

Communal first floor landing

Door then gives access to:

Hallway

Having wall mounted electric heater.

Door to:

Living room/bedroom

14'7 x 10'0

Having two glazed windows, night storage heater, two fitted wardrobes.

Door from living room/bedroom gives access to:

Kitchen

9'2 x 7'1 max reducing down to 5'2

Having eye level and base units, fitted worktop, inset sink, space for appliances, wall mounted electric heater, glazed window, wall mounted extractor fan, tiled splash surrounds.

From hallway door gives access to:

Bathroom

Having a three piece suite comprising: panelled bath, pedestal wash hand basin, low flush WC, tiled splash surrounds, wall mounted pull cord electric heater and extractor fan, airing cupboard.

Outside

There are communal grounds and one allocated car parking space.

Services

Mains water, electricity, drainage 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: 999 years from 1/1/1980

Ground rent: N/A

Service charge: £30.00 pcm

Ground rent review date and price increase: N/A

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

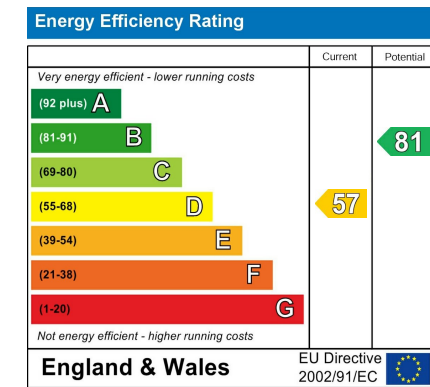
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

