



50 Coldridge Drive, Herongate, Shrewsbury, Shropshire,
SY1 3YT

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 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 £104,995

Viewing: strictly by appointment through the agent

Having an extended lease, this is a pleasantly situated, modern one double bedroom first floor apartment. The property is situated within this popular and convenient residential location within walking distance to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers, and a viewing is recommended by the agent.

The accommodation briefly comprises the following: Entrance hallway, first floor landing, open plan L shaped lounge/diner/kitchen, double bedroom, bathroom, gas fired central heating, upvc double glazing, allocated car parking space.

The accommodation in greater detail comprises:

Glazed entrance door gives access to:

Entrance hallway
Having radiator.

Stairs then rise to:

First floor landing
Having loft access.

Door from first floor landing gives access to:

L shaped open plan lounge/diner/kitchen
20'10 max x 17'4 max reducing down to 10'1
The lounge/dining area comprises: Two upvc double glazed windows to front, TV aerial point, two radiators. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl tiled floor covering, space for appliances, telephone point.

From first floor landing door gives access to: Double bedroom and bathroom.

Double bedroom
10'10 max reducing down to 9'7 min x 9'4
Having two upvc double glazed windows to front, over-stairs storage cupboard housing gas fired central heating boiler, built-in double wardrobe, radiator.

Bathroom
Having a three piece suite comprising, panel bath with mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, radiator, extractor fan to ceiling.

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

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 119 years
Ground rent: £100 per annum
Ground rent review date and price increase: The ground rent is to increase in 2043 in line with the RPI (retail prices index)
Service /maintenance charge 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			
(69-80) C		76	76
(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

