

5 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.
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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 £110,000

Viewing: strictly by appointment through the agent

Offered For Sale at 70% of it's market value (a Section 106), this is a well-presented, modern and spacious, two double bedroom ground floor apartment. The property is situated within this modern development within walking distance of the Shrewsbury town centre and having good local amenities. This property will be of interest to a number of prospective purchasers and an early viewing is recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway (Plus separate entrance door off lounge / diner), open plan lounge / diner, modern kitchen, two double bedrooms, upvc double glazing, gas fired central heating, allocated car parking space (Plus additional visitor parking), communal grounds.

The accommodation in greater detail comprises:

Secure communal entrance door

Gives access to:

Communal hallway

Where the apartment entrance door gives access to:

Reception hallway

(Plus separate entrance door off lounge / diner) Having wall-mounted telephone intercom system, good sized storage cupboard. Door from reception hallway gives access to:

Lounge / diner

17'6 x 11'11
Having sealed unit double glazed entrance door, upvc double glazed window, two radiators, television, telephone and Sky points. From lounge / diner access is given to:

Modern kitchen

11'9 x 6'3
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fitted worktops with stainless steel sink with drainer unit with mixer tap over, upvc double glazed window, cupboard housing central heating boiler, tiled floor, recessed spotlights to ceiling (SPACE for washing machine and upright fridge freezer), fitted ceiling fan.

From reception hallway doors give access to two double bedrooms and bathroom.

Bedroom one

15'7 max reduce 13'6 x 8'6
Having upvc double glazed window, radiator.

Bedroom two

13'7 x 6'0
Having upvc double glazed window, radiator.

Bathroom

Having a modern three piece suite comprising: Paneled bath with mixer shower over with shower screen to side, pedestal wash hand basin, low flush WC, attractive tiled

floor, part tiled to walls, upvc double glazed window, fitted ceiling fan, shaver point, chrome style towel rail.

Outside

To the outside there are communal grounds, one allocated car parking space in addition to visitor parking.

Agents note:

The property is being sold at 70% of its open market value to a person who is a resident, employed or has a family connection within the administrative area of the SHROPSHIRE Council. Any prospective purchasers will need to be qualified by the council and will have to meet certain criteria.

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

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

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. Length of lease term: 125 years from 2007 Length of Lease term remaining: 106 years Ground rent and review date and price increase: £500.00 per year Ground rent review date is every 10 years and the price increases every 10 years by £250.00 Maintenance / service charge (per annum) £1324.19 (Plus additional £157.43 for the upkeep of the development (per annum))

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.

Mortgage services

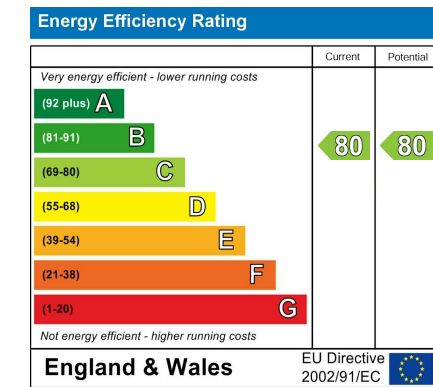
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or

representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

Ground Floor

