



Apartment 1 16a Crescent House, Belmont, Shrewsbury,
Shropshire, SY1 1TF

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.
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Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD, this is a delightful, modern and well presented one double bedroom ground floor apartment. Nearby within a secure enclosed courtyard style parking area there is a rentable car parking space (subject to conditions). The property is situated in one of Shrewsbury's most desirable locations, close to the Shrewsbury Tennis and Bowling Club, River Severn and Quarry Park. The vibrant County Town of Shrewsbury offers an extensive range of shopping centres, supermarkets, banks, bars, restaurants, Cathedral, Theatre and has a variety of events held throughout the year such as Shrewsbury Flower Show and Regatta in the Quarry Park, bordering the River Severn which also provides beautiful riverside walks. The town is also noted for its exceptional schools both within the state and independent sectors; St Winifreds R.C. Independent School, Prestfelde, the renowned prep school, Shrewsbury High School and prestigious Shrewsbury School. Early inspection is recommended by the selling agent.

The accommodation briefly comprises of the following: Modern open plan lounge/diner/kitchen, double bedroom with built in wardrobe, small front paved outside space, rentable parking space in a nearby secure enclosed courtyard style parking area (subject to conditions), double glazing, Gas central heating, NO UPWARD CHAIN.

Entrance door

Leads to:

Open plan kitchen / diner / lounge

18'6 x 17'3 excl recess

The Lounge and Dining Area comprises: Two sealed unit double glazed sash windows. Three thermostat controlled radiators. A range of wall light points. Wall mounted thermostat controlled unit. Television and telephone points.

The Kitchen Area comprises: A range of contemporary wooden style eye level and base units with built-in cupboards and drawers. Built-in Neff oven with Neff four ring hob over and Neff cooker canopy with built-in light. Built-in Neff fridge and fridge freezer with matching fascias. Space for washing machine. Worktop with inset ½ stainless steel sink drainer unit with mixer tap over. Tiled splash surrounds. Cupboard housing Worcester 24 CDi gas fired central heating boiler. Wall mounted electric panel heater. Tiled floor. Panelled door giving access to the rear of the apartment.

From kitchen / diner lounge, door gives access to:

Double bedroom

12'0 x 8'8 excl recess

Having thermostat controlled radiator. Two sealed unit double glazed sash windows. Two wall light points. Television aerial point. Built-in double wardrobe.

From kitchen / diner / lounge, door gives access to:

Modern bathroom

Having a white suite comprising: A P-shaped paneled bath with curved shower screen and wall mounted Creda shower over. Low flush WC. Pedestal wash hand basin. Heated chrome style towel rail. Fully tiled to walls. Tiled floor. Extractor fan.

Outside

To the rear of the apartment there is a small communal bin store with tiled steps leading to a shared rear pedestrian access with neighbouring apartments. A secure electric gate (next to the apartment) then leads to a secure residents parking area, where a parking space could be available to rent (subject to terms and conditions) at a cost of £100 per annum.

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.

Service charge: £1,150 per annum

Ground rent: £100 per annum

Ground rent review, date and price increase: TBC

Length of lease remaining: (approx.) 101 years

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	76
(69-80) C			
(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

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

