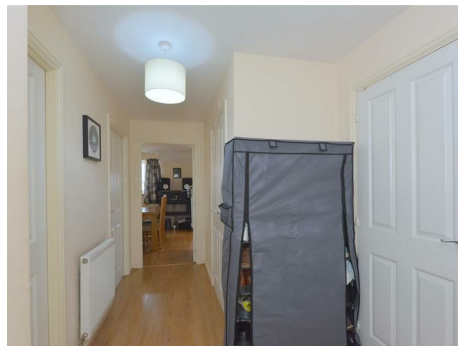




17 Poplar Close, Spring Gardens, Shrewsbury, Shropshire,  
SY1 2UU

[www.hbshrop.co.uk](http://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.



Offered For Sale at 70% of its market value (a section 106). This is a well-presented, modern and spacious two double bedroom second floor apartment. The property is situated on this favored development within walking distance of the Shrewsbury town centre and good local amenities nearby. This property will be of interest to a number of buyers and a viewing is recommended.

The accommodation briefly comprises, the following: Communal entrance hallway, communal second floor landing, entrance hallway, lounge / diner, modern kitchen, two double bedrooms, bathroom, allocated car parking space, additional visitor parking, communal grounds, uPVC double glazing, gas fired central heating. Viewing comes highly recommended.

The accommodation briefly comprises, the following:

**Secure communal entrance**

Gives access to

**Communal hallway**

With communal stairs leading to:

**Communal second floor**

Door gives access to:

**Entrance hallway**

Having wood effect flooring, radiator, large store cupboard, wall-mounted telephone intercom system and heating control panel. Door from entrance hallway gives access to:

**Lounge / diner**

17'11 x 11'10

Having two uPVC double glazed windows, two radiators, wood effect flooring. From lounge / diner access is given to:

**Kitchen**

11'9 x 6'2

Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted sealed unit cooker canopy over, wall-mounted gas fired central heating boiler, recessed spotlights and extractor fan to ceiling, wood effect flooring, uPVC double glazed window to side (SPACE FOR APPLIANCES).

Doors from entrance hallway give access to: Double bedrooms and bathroom.

**Bedroom one**

13'9 x 8'3

Having uPVC double glazed window to the front, radiator.

**Bedroom two**

13'8 x 6'7

Having uPVC double glazed window to front, radiator.

**Bathroom**

Having panelled bath with mixer tap over, glazed shower screen to side, WC, low flush WC, hand basin, radiator, vinyl tiled effect floor covering, shaver point, extractor fan to ceiling.

**Outside**

To the outside there is only one allocated car parking space plus additional visitor parking with well kept communal grounds.

**AGENTS NOTE:**

This property is being sold at 70% of its open market value to a person who is a resident, employed or has family connections within the administrative area of the Council, they need to be a first time buyer or living in housing that the Council agrees is unsuitable to meet future needs and be unlikely to afford another property on the development. After 6 months of marketing Shropshire Council can nominate a purchaser or the property can be sold to someone who is requiring accommodation in the Shropshire Council's area. Any interested purchaser will have to have an income and savings of less than £60,000 as at the time of the property was developed, the government had a set income cap for affordable purchasers.

**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.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 125 years (from 2007)

Ground rent £500.00 PA

Ground rent review date and price increase every 10 years (and the price increases every 10 years by £250.00)

Service charge £131.41 PCM

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.

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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 79      | 79                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

FLOORPLANS

Floor Plan

