

2 Berkeley Fields, Off The Mount, Shrewsbury,
Shropshire, SY3 8EJ

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.

An attractive, spacious and well proportioned two double bedroom ground floor apartment, which is available on 45% shared ownership basis with Severn Homes. The property is located within this highly desirable residential location, close to tranquil riverside walks and within walking distance of the Shrewsbury town centre. This property will appeal to many buyers (subject to eligibility).

Viewing is recommended.

The accommodation briefly comprises of the following: Modern open plan lounge/diner/kitchen, inner hallway, two double bedrooms, bathroom, front and side/rear lawn gardens with mature shrubs, off street parking for up to two vehicles, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Open plan lounge/diner/kitchen

23'6 max x 14'1 max

The lounge/diner area comprises: Two UPVC double glazed sash windows to side and rear of property (the rear has a pleasing aspect towards Berwick and beyond), two radiators, wood effect flooring, wall mounted digital heating control panel.

The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, two UPVC double-glazed windows, space for appliances, cupboard housing gas fired central heating boiler, recessed spotlights to ceiling, wood effect flooring.

Door from lounge/diner kitchen gives access to:

Inner hallway

Having wood effect flooring, radiator, shelved storage cupboard.

Doors then gives access to: Two double bedrooms and bathroom.

Bedroom one

11'2 x 10'5 max into recess

Having UPVC double glazed sash window, wood effect flooring, fitted double wardrobe.

Bedroom two

11'2 x 10'7

Having UPVC double glazed window to front, wood effect flooring, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, pedestal wash hand basin, low flush WC, UPVC double glazed window, radiator, vinyl tiled effect floor covering, wall mounted strip light with shaver point, extractor fan.

Outside

To the front of the property (adjacent to the front door) there is a paved pathway giving access to front door with lawn gardens to either side. The lawn gardens then extend to the side/rear of the apartment having mature shrubs, plants and bushes. The front .side and rear gardens are enclosed by wrought iron railings. To the side of this there is off street parking for up to two vehicles.

AGENTS NOTE

The seller of this property is related to an employee of Holland Broadbridge Estate Agency.

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 B

Tenure

We are advised that the property is LEASEHOLD.

The vendor/s have informed us that a charge of £366.00 per calendar month includes all services charges, insurances, maintenance, rent to housing association and ground rent.

Approximate Length of lease remaining is 119 years

Ground rent and ground rent review date 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	80	80
(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

