



33 Bridgeford Way, Monkmoor, Shrewsbury, Shropshire, SY2
5XX

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.

A deceptively spacious and well-presented two-bedroom first-floor apartment, pleasantly positioned within a convenient residential location. The property offers easy access to excellent local amenities, Shrewsbury town centre, and the nearby bypass. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, first floor landing, lounge/diner, refitted kitchen, two bedrooms, refitted bathroom, ample good size store cupboards/areas, garden, parking within a communal resident car park, double glazing, gas fire central heating.

The accommodation in greater detail comprises:

Storm porch with wooden glazed entrance door gives access to:

Entrane hallway

Having wood effect flooring, large walk-in store cupboard.

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access, generous size over stairs storage cupboard.

Doors from first floor landing then gives access to:

Bay fronted lounge/diner

14'2 x 12'1 excluding bay
Having walk-in double glazed bay window to front, wood effect flooring, radiator.

Door from lounge/diner gives access to:

Refitted kitchen

9'2 x 7'4
Having modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven with four ring gas hob and concealed cooker canopy over, space for appliances, vinyl floor covering, double glazed window to front, tiled splash surrounds, shelved pantry store cupboard.

From first floor landing doors give access to: Two bedrooms and refitted bathroom.

Bedroom one

10'9 excluding recess x 10'4
Having double glazed window to rear, radiator, good size built-in wardrobe.

Bedroom two

9'1 x 8'5 max into recess reducing down to 6'2
Having double glazed window to front, radiator, built-in wardrobe.

Refitted bathroom

Having a white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, heated towel rail, part tiled to walls, store cupboard housing gas fired central heating boiler.

Outside

To the front of the property there is an allocated lawn garden. Nearby there is off street parking within a residents communal car park..

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:

1. Lease remaining. The lease was granted on 4th June 2001 for 125 years, therefore there is just under 101 years remaining.
2. Service charge is approximately £110 per year
3. Ground rent is £10.00 per year
4. The review date and price increase 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).

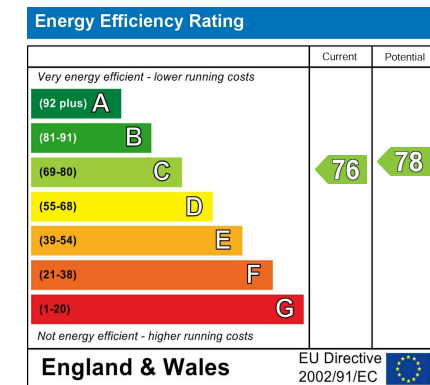
Referral fee disclaimer

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.



FLOORPLANS

