

31 Greenfields Gardens, Greenfields, Shrewsbury,  
Shropshire, SY1 2RN

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**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.

**Offers In The Region Of £179,950**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this spacious, well presented and appealing three double bedroom ground floor apartment. The property is located on this modern development within walking distance of local amenities, the Shrewsbury railway station, medieval town Centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Communal hallway, entrance hallway, modern open plan kitchen/diner/lounge, master bedroom with ensuite shower room, two further double bedrooms, bathroom, allocated car parking, communal grounds, electric heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance door gives access to:

**Communal hallway**

From communal hallway door gives access to:

**Reception hallway**

Having wall mounted electric heater, wood effect flooring, cupboard housing water and cloaks cupboard.

Door from entrance hallway gives access to:

**Open plan lounge/kitchen/diner**

27'2 max x 15'7 max

The lounge area comprises: UPVC double glazed window to front, wall mounted electric heater, thermostat control unit and telephone intercom. The kitchen/diner comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, wood effect flooring, wall mounted electric heater, UPVC double glazed window, telephone point.

From entrance hallway door gives access to: Three double bedrooms and bathroom.

**Bedroom one**

10'9 x 8'10

Having UPVC double glazed window, wall mounted electric heater. From bedroom one door gives access to:

**Ensuite shower room**

Having tiled shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin, wood effect flooring, heater towel rail, extractor fan to ceiling.

**Bedroom two**

12'3 average measurement x 10'2

Having UPVC double glazed window, wall mounted electric heater.

**Bedroom three**

11'10 x 6'11

Having UPVC double glazed window, wall mounted electric heater.

**Bathroom**

Having a three piece white suite comprising: Panel bath, pedestal wash hand basin, low flush WC, heated towel rail, wood effect flooring, extractor fan to ceiling.

**Outside**

In a nearby residence car park there is one allocated car parking space and communal grounds.

**Services**

Mains water, electricity, drainage 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 these details/charges are applicable:  
Approximate Length of lease remaining is 97 years  
Ground rent £428.70 per annum  
Service charge £1500.00 per annum  
Ground rent review date and price increase - reviewed every 15 years (2037 is the next review date) and price increased using RPI

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

