



9 The Engine Shed, Benbow Quay, Coton Hill, Shrewsbury,
Shropshire. SY1 2DI

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
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25% Shared Ownership £50,000

Viewing: strictly by appointment
through the agent

Situated within a most attractive Grade II listed period building, this is a spacious and well proportioned two double bedroom, three storey town house style property, which is being offered For Sale to purchasers that qualify on the shared ownership scheme through Stonewater Housing Trust. A 25% share is being offered for sale at an asking price offers in the region of £50,000. This popular development was constructed/converted by renowned local builders Shropshire Homes and is within striking distance of tranquil riverside walks, the medieval town centre of Shrewsbury whilst being well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: ground floor communal hallway, entrance hall, impressive spacious open plan L-shaped lounge/diner/kitchen with feature high ceilings, cloakroom, first floor landing with store cupboards and access to first floor communal hallway, second floor landing, two double bedrooms, bathroom, electric heating, one allocated car parking space, Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance door gives access to:

Communal entrance hallway

Door then gives access to:

Hallway

Having wall mounted electric heater, vinyl floor covering, understairs storage cupboard.

From hallway door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with tiled splash surround, vinyl floor covering, wall mounted extractor fan.

Door from hallway gives access to:

Spacious open plan L shaped lounge/diner/kitchen

23'11 max 18'8 max

The lounge area comprises: Feature high ceilings, large sealed unit double glazed window, electric heater, coal effect fire, two wall light points. The dining area comprises: Large sealed unit double glazed window, vinyl tiled effect floor covering, two wall light points. The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with concealed cooker canopy over, wall mounted extractor fan, space for further appliances, vinyl floor covering.

From hallway stairs rise to:

First floor landing

Having cupboard housing pressurised water system plus additional storage cupboard to side and interconnecting door to first floor communal hallway. From first floor landing stairs rise to:

Second floor landing

Having loft access. Doors then give access to: To double bedrooms and bathroom.

Bedroom one

11'4 x 10'3 including recess

Having fitted mirror fronted double wardrobe, electric heater, two Velux roof windows with fitted blinds.

Bedroom two

12'7 x 9'4

Having two Velux roof windows with fitted blinds, electric heater.

Bathroom

Comprising: Panel bath with shower, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, extractor fan to ceiling, vinyl floor covering, electric heater.

Outside

There is one allocated car parking space within the residence car park and communal grounds.

WHAT IS SHARED OWNERSHIP

Help to buy shared ownership is a great opportunity for anyone that wants to get a foot on the property ladder, but can't afford to buy a home outright on the open market. The scheme gives a chance to buy a share in a property on a part buy/part rent basis. You can buy a share of a property from a registered provider using an Housing Association. You then pay a subsidized rent to the Housing Association for the remaining share.

CRITERIA

For further information about shared ownership criteria please visit www.helptobuy.gov.uk/shared-ownership.

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 79 years

Service charge £200.41 PCM

Management fee is £3.89 PCM

Estate charge is £8.33 PCM

Rent payable to the Housing Association £500.20 PCM

Ground rent 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.

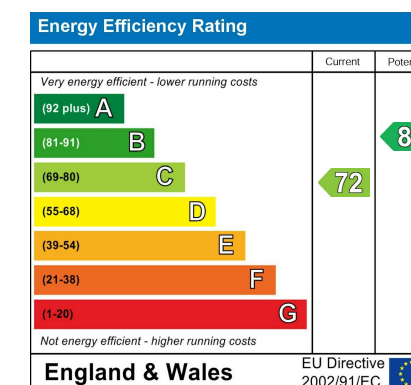
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

