



30 York Road, Harlescott Grange, Shrewsbury, Shropshire,
SY1 3RE

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.

Offers In The Region Of £110,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this recently renovated, spacious and well presented two double bedroom first floor apartment. The property is located within this convenient residential location within close proximity to good local amenities and the Shrewsbury town centre. Viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen/breakfast room, inner hallway, two double bedrooms, refitted bathroom, two useful outside stores, communal drying area, communal residence parking, Newly installed Gas Fired Central Heating Boiler , UPVC double glazing.

The accommodation in greater detail comprises:

Communal entrance with communal staircase rising to communal first floor floor

Apartment entrance door
Then gives access to:

Hallway
Having wooden framed door giving access to:

Lounge/diner
14'4 x 10'7
Having UPVC double glazed window to front, radiator, wall mounted telephone intercom system.

Wooden framed door gives access to:

Refitted kitchen/breakfast room
10'1 x 7'0
Having eye level and base units with built-in cupboards and drawers, integrated oven, free standing washing machine, modern fitted worktops with inset stainless steel sink drainer unit with mixer tap over, inset four ring electric hob with stainless steel cooker canopy over, tiled splash surrounds, radiator, vinyl floor covering, UPVC double glazed window to rear.

Wooden framed door from lounge/diner gives access to:

Inner hallway
Having cupboard housing Glow Worm gas fired central heating boiler.

Doors from inner hallway give access to: Two double bedrooms and refitted bathroom.

Bedroom one
11'3 x 10'10
Having UPVC double glazed window to front, radiator, built-in double wardrobe with store cupboard above plus additional linen store cupboard.

Bedroom two
13'3 x 7'10
Having UPVC double glazed window to rear, radiator.

Refitted bathroom
Having a three piece suite comprising: panel bath with shower attachment off taps, glazed shower screen to side pedestal wash hand basin, low flush WC< part tiled to walls, vinyl floor covering, extractor fan to ceiling, UPVC double glazed window to rear, radiator.

Outside
There are two useful stores, communal drying area and communal residence parking.

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:
Approximate Length of lease remaining is 82 years
Ground rent £10 per year
Maintenance charge £260 per year
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.

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	78	78
(69-80) C		
(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

