



Apartment 5, Darwin Place, 42 Longner Street, Mountfields,
Shrewsbury, Shropshire, SY3 8RD

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 £155,000

Viewing: strictly by appointment through the agent

Located within this striking and modern complex of apartments this is a spacious and well proportioned two double bedroom ground floor apartment which boasts an open plan lounge/diner/kitchen, two double bedrooms and secure allocated car parking. The property is in striking distance of the Theatre Severn, 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 early viewing comes highly recommended by the selling agent.

Full description

Located within this striking and modern complex of apartments this is a spacious and well proportioned two double bedroom ground floor apartment which boasts an open plan lounge/diner/kitchen, two double bedrooms and secure allocated car parking. The property is in striking distance of the Theatre Severn, 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 early viewing comes highly recommended by the selling agent.

Accommodation

Secure communal entrance hallway, reception hall, modern open plan lounge/kitchen/diner, two double bedrooms, attractive bathroom, allocated parking in a secure residence car park, limited visitor parking, gas fired central heating, double glazing. Viewing is recommended.

Secure communal entrance door leads to communal hallway.

Door then gives access to:

Reception hallway

Having wall mounted telephone intercom system, radiator, telephone point.

Door from reception hallway gives access to:

Modern open plan kitchen/diner/lounge

21'9" max x 17'8" max

The lounge area comprises: double glazed windows to side, radiator, TV aerial point, The dining area comprises: radiator. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated slim

line dishwasher, space for further appliances, fitted worktops with inset stainless steel 1 ½ sink drainer with mixer tap over, two double glazed windows to front, tiled splash surrounds, tiled floor.

From reception hallway door then gives access to: two bedrooms and bathroom

Bedroom one

14'10" max x 8'10"

Having double glazed window, radiator.

Bedroom two

14'9" max x 7'6"

Having double glazed window, radiator.

Bathroom

Having a three piece white suite comprising; panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, cupboard housing gas fired central heating boiler, double glazed window to front, part tiled to walls, tiled floor, heating chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling.

Outside

In a secure residence car park there is one allocated car parking space plus limited visitor parking.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND
Tel 0345 678 9000

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 199 Years TBC

Service charge £1,988 per annum

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

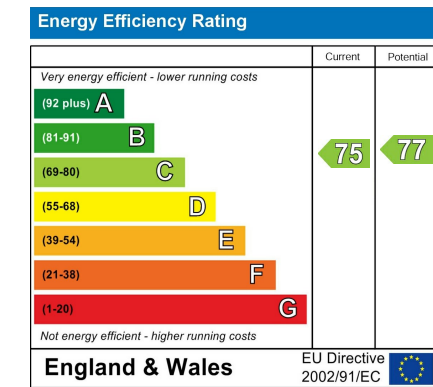
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

