



16 Walkford Close, Radbrook Green, Shrewsbury,  
Shropshire, SY3 6DB

[www.hbshrop.co.uk](http://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 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.

**Guide Price £45,000**

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN is this well presented one bedroom first floor apartment making an ideal first time or investment purchase.

The apartment occupies a particularly secluded position, within this sought after residential location.

Radbrook Green has a excellent variety of amenities and is well placed for easy access to the town centre and local bypass linking up to the motorway network. Viewing is recommended.

#### Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### Accommodation

Communal entrance hallway, communal first floor, open plan lounge/diner/kitchen, bedroom, shower room, electric heating, upvc double glazing, communal gardens, allocated car parking space. Viewing is recommended.

Communal entrance door gives access to communal staircase rising to:

#### First floor

Door gives access to:

#### Open plan lounge/diner/kitchen

14'4 x 14'4

The lounge/diner area comprises: upvc double glazed window, wall mounted electric heater.

The kitchen area comprises: eye level and base units, integrated oven, fitted worktops with inset stainless steel sink with mixer tap over, four ring electric hob, tiled splash surrounds, concealed cooker canopy.

Door from lounge/diner/kitchen gives access to:

#### Bedroom

7'6 x 7'5 including wardrobe recess

Having upvc double glazed window, two open fronted wardrobe recesses.

Door to:

#### Shower room

Having large tiled shower cubicle wash hand basin set to vanity unit, WC with hidden cistern, upvc double glazed window to side, vinyl tiled effect floor covering.

#### Outside

There are communal gardens and one allocated car parking space.

#### 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 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 63 years

Ground rent £150 per year

Service charge including insurance £180

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

### Ground Floor

