

6 Radbrook Hall Court, Radbrook Road, Shrewsbury,
Shropshire, SY3 9AF

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 £145,000

Viewing: strictly by appointment
through the agent

Having spacious, immaculately presented and instantly appealing living accommodation throughout. This is a most appealing, two double bedroom, first floor apartment, situated on this favored development within a desirable residential location. The apartment is comfortably within walking distance to local amenities, the Quarry Park with tranquil riverside walks and the Shrewsbury town centre. This apartment will be of interest to a number of prospective purchaser(s), and an early viewing is highly recommended. The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, reception hallway, modern open plan / lounge diner / kitchen, master bedroom with en-suite shower room, further double bedroom, bathroom, allocated car parking space, desirable residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Communal entrance door
Gives access to:

Communal hallway

Communal staircase
Then rises to first floor landing.

Leads to first floor
Apartment entrance door gives access to:

Reception hallway
Having wall-mounted video intercom system, wall-mounted electric heater, cupboard housing the water pressurized system. Door from reception hallway gives access to:

Modern open plan / lounge / kitchen diner
23'2 x 13'3

The living area
Comprises: Wall-mounted electric heater, upvc double glazed French doors giving access to Juliet style balcony, television and telephone points.

The kitchen diner area
Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring electric hob with stainless steel cooker canopy over, dishwasher and washing machine, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, recessed spotlights to ceiling, tiled floor.

Door from reception hallway gives access to two double bedrooms and bathroom.

Bedroom one
12'2 max reduce 8'7 min x 10'8
Having upvc double glazed window to front, wall-mounted electric heater. Door to:

En-suite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, heated towel rail, wall-mounted strip light with built-in shaver point, extractor fan and recessed spotlights to ceiling.

Bedroom two
12'2 x 7'1
Having upvc double glazed window to front, wall-mounted electric heater.

Bathroom
Having a three piece white suite comprising paneled bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled floor, recessed spotlights and extractor fan to ceiling, heated style towel rail, strip light with built-in shaver point.

Outside
Outside in the residents car park there is ONE ALLOCATED car parking space.

Services
Mains water, electricity and 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
As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

Tenure
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 185 years (Maintenance charge and Ground rent are both the price per annum)
Maintenance charge £1,237.59 P/A
Ground rent - £250.00 P/A
Ground rent review date and price increase: Every 25 years and shall if appropriate, be increased by the % increase in the value

of the block.
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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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

