



32 Churchill Road, Mytton Oak Farm, Shrewsbury, Shropshire,
SY3 8ZQ

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Offers In The Region Of £125,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge
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Occupying a pleasing position with a lovely rear aspect, this is a well-proportioned and improved one double bedroom first floor apartment. The property is situated within this popular residential location and within close proximity to the Royal Shrewsbury Hospital, good amenities and is well placed for good access to the Shrewsbury town centre. Viewing is recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, first floor landing, lounge with Juliet style balcony, re-fitted kitchen, double bedroom, inner hallway, re-fitted shower room, pleasing aspect to rear, allocated car parking space, Upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway

Stairs rise to:

First floor landing

Having Upvc double glazed window with pleasing aspect to the rear. Door from first floor landing gives access to:

Lounge

11'3 x 10'5
Having Upvc double glazed sliding door giving access to a Juliet style balcony with pleasing aspect to the rear, radiator, coving to ceiling, recessed spotlights, wall-mounted digital control panel. Door from lounge gives access to:

Inner hallway

Having useful storage cupboard. From inner hallway doorway gives access to:

Re-fitted kitchen

8'7 x 7'3
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit, wall-mounted gas fired central heating boiler, Upvc double glazed window to front, tiled splash surrounds. Folding door from lounge gives access to:

Bedroom

9'5 x 8'7
Having over-stairs storage cupboard, Upvc double glazed window to front, radiator, recessed spotlights and coving to ceiling.

From inner hallway door gives access to:

Re-fitted shower room

Having shower cubicle with wall-mounted electric

shower, low flush WC, was hand basin, wall-mounted mirror fronted bathroom cabinet, recessed spotlights, extractor fan and coving to ceiling, Upvc double glazed window to the rear.

Outside

To the outside there is one allocated car parking space.

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

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

Tenure

The vendor/s have informed us these details/charges are applicable:
The vendor has advised us that there is an approximate lease term of around 147 years remaining
Ground rent N/A
Service charge (to include Insurance) approx. £260.00 PA
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

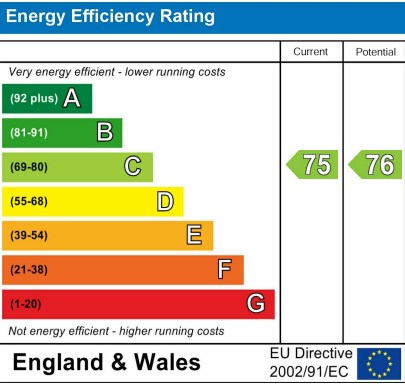
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.



FLOORPLANS

Floor Plan

