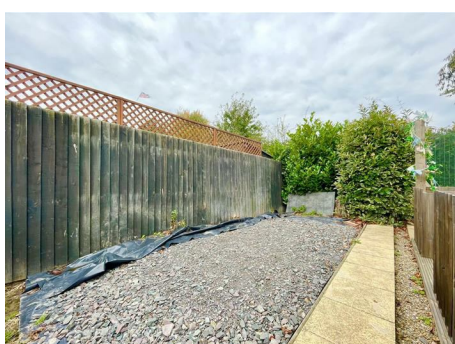
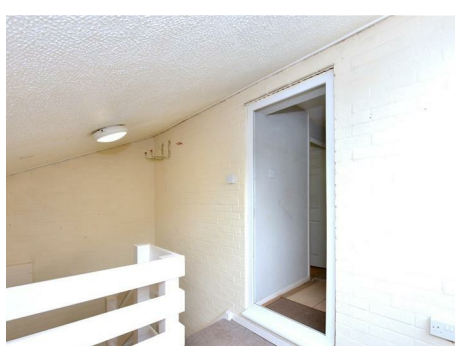
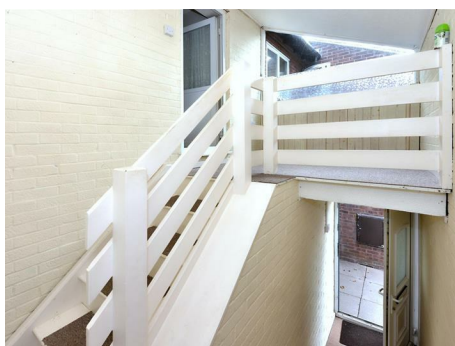




20 Darville, New Park Farm, Castlefields, Shrewsbury,
Shropshire, SY1 2UG

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.

****CASH BUYERS ONLY**** Being offered for sale on a 50% shared ownership basis with Homes plus housing association, this is a well proportioned one double bedroom first floor apartment having the added benefit of NO UPWARD CHAIN. The property is situated in this convenient residential location within close proximity to tranquil riverside walks leading to the Shrewsbury Town centre, along with good local amenities. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, first floor landing / study area, inner hallway, open plan lounge / diner / kitchen, double bedroom, bathroom, low maintenance enclosed garden, allocated car parking space, extensive UPVC double glazing, convenient residential location, NO UPWARD CHAIN and viewing is recommended.

The accommodation in great detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Stairs then rise to

First floor landing / study area

Having glazed window and UPVC double glazed door then gives access to:

Inner hallway

Having store cupboard housing water cylinder unit. Door from inner hallway gives access to:

Open plan lounge / diner / kitchen

18'2 x 9'8

The lounge / diner area comprises UPVC double glazed window to front, TV aerial point, telephone point. The kitchen area comprises modern eye level and base units, free standing cooker, fitted wooden style worktops with inset stainless steel sink, tiled splash surrounds, UPVC double glazed window to rear, space for appliances and vinyl floor covering.

From inner hallway doors give access to double bedroom and bathroom.

Double bedroom

10'4 x 9'6

Having UPVC double glazed window to front, wall mounted panel electric heater and open fronted wardrobe.

Bathroom

Having a three piece suite comprising: Timber style panel bath with electric shower over, low flush wc, pedestal wash hand basin, wood effect flooring, UPVC double glazed window to side, wall mounted pullcord electric heater and loft access.

Outside

To the rear of the property there is a low maintenance enclosed garden area which comprises: Artificial

lawned garden, small paved patio and low maintenance stoned sections. In a nearby residents carpark there is one allocated car parking space.

Shared Ownership Informaion

Eligibility summary for buyers:

- They would need to undergo a financial assessment, though our nominated assessment company, The Mortgage People. (TMP)
- They would need to provide an in-date mortgage agreement in principle (or proof of cash).
- They would need to complete our Severn Homes application form.
- They would need to be fully signed off by (TMP) or a qualified broker who will have seen and verified their financial documentation

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 A

Tenure

Tenure: Leasehold (unverified). A 125-year lease from 1983 is understood to be in place, with approximately 57 years remaining.

A monthly payment of £260 is payable to the housing association, inclusive of service charge and ground rent.

Ground rent review details and any future increases are to be confirmed via the vendor's solicitors.

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 discalimer

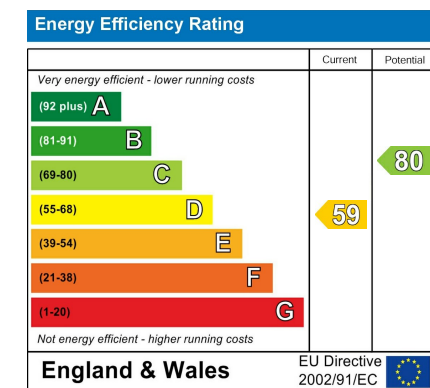
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

Flat Entrance



Floor Plan

