

9 Simpson Square, St. Michaels Street, Shrewsbury, SY1
2EQ

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 £130,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this well presented, improved and modern one double bedroom second floor apartment. The property occupies a highly convenient location within striking distance of the Shrewsbury railway station, medieval town centre of Shrewsbury and tranquil riverside walks within the Quarry park. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal second floor landing, lounge/diner, modern kitchen, double bedroom, bathroom, communal grounds, one allocated car parking space, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance hall with stairs rising to communal second floor landing door gives access to:

Entrance hallway

Having wood effect flooring, wall mounted intercom telephone system, radiator, cupboard housing gas fired central heating boiler.

Door from entrance hallway gives access to:

Lounge/diner

15'3 max reducing down to 11'9 min x 14'4
Having wood effect flooring, radiator, sealed unit double glazed window overlooking St Michaels street.

From lounge/diner access is given to:

Modern kitchen

Comprising: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, free standing fridge freezer and washing machine, fitted worktops with inset stainless steel sink with mixer tap over, recessed spotlights to ceiling.

From entrance hallway doors give access to: Double bedroom and bathroom.

Bedroom

14'5 x 10'7 max reducing down to 8'3 min
Having sealed unit double glazed window overlooking St Michaels street, wood effect flooring, radiator, two built-in double wardrobe.

Bathroom

Having a modern three piece suite comprising: Panel bath with wall mounted electric shower over, pedestal wash hand basin, low flush WC, wood effect flooring, radiator, extractor fan, recessed spotlights to ceiling, part tiled to walls, shaver point.

Outside

There are well maintained communal grounds and 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

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 approximately 103 years

Service charge £645.32 per annum

Ground rent £250.00 per annum

Ground rent review date and price increase TBC

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

