HOLLAND BROADBRIDGE














The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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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.

HOLLAND BROADBRIDGE

3 Brickfield Flats The Mount, Shrewsbury, SY3 8RL

www.hbshrop.co.uk



Offers In The Region Of £165,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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3 Brickfield Flats The Mount, Shrewsbury, SY3 8RL

Offers In The Region Of

£165,000

A particularly spacious, well proportioned and modernised two double bedroom first floor apartment, offering well presented living space, with light and welcoming atmosphere throughout, making it an ideal purchase for first time buyers, downsizers or investor alike. A particular appealing feature is the opportunity to enjoy leasehold ownership with a share of the freehold, offering an additional benefit for prospective purchasers. Located on this well established development the apartment enjoys a particularly appealing position, combining the benefits of a settled residential development within striking distance to good local amenities and walking distance of the Shrewsbury town centre and the nearby River Severn with its tranquil riverside walks. The property has the added benefit of being offered for sale of NO UPWARD CHAIN and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hallway, communal first floor landing, entrance hallway, lounge/diner, refitted kitchen/breakfast room with built-in appliances, two double bedrooms both with large fitted wardrobes, refitted shower room, electric heating, UPVC double glazing, allocated car parking space, visitor additional parking, large well maintained communal grounds with communal drying areas. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Communal access gives access to:

Communal hallway

Communal staircase then leads to communal first floor landing with door giving access to:

Entrance hallway
Having replaced smart remote control electric heater, airing cupboard with hot water tank cylinder unit.

Door from entrance hallway gives access to:

Lounge/diner
13'9 x 10'11
Having a large UPVC double glazed window with a pleasing aspect, TV aerial points.

From entrance hallway part glazed door gives access to:

Refitted kitchen/breakfast room
7'9 x 5'11
Having contemporary eye level and base units, integrated oven, four ring electric hob with concealed cooker canopy over, integrated fridge freezer, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, UPVC double glazed window with a pleasing aspect.

From entrance hallway doors then give access to: Two double bedrooms and refitted shower room.

Bedroom one
11'10 excluding recess x 8'10
Having UPVC double glazed window, large built-in double wardrobe.

Bedroom two
9'10 x 8'11
Having UPVC double glazed window overlooking the developments communal grounds, large built-in double wardrobe.

Refitted shower room
Comprising: Corner tiled shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, UPVC double glazed window to front, smart remote control towel rail, tiled floor.

Outside
There is one allocated car parking space plus additional visitor parking, well maintained communal grounds with residents' drying areas.

Services
Mains water, electricity, drainage are all under stood 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

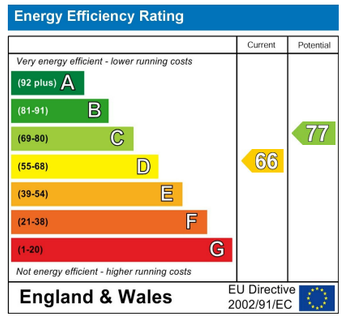
Tenure
We are advised that the property is LEASEHOLD - SHARE OF THE FREEHOLD
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 107 years (125 years from 25/03/08)
Ground rent N/A
Ground rent review date and price increase N/A
Service charge per annum £643.00
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).

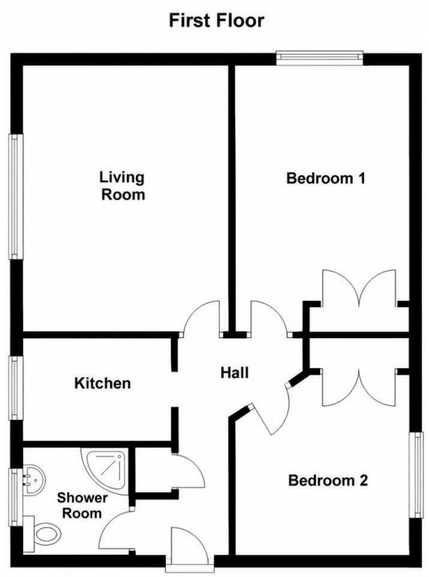
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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