

# Prospect House Belle Vue Road Shrewsbury SY3 7NR



**1 Bedroom Apartment**  
**25% Shared Ownership £45,000**

## The features

- FABULOUS GROUND FLOOR APARTMENT
- EXCELLENT LOUNGE AND KITCHEN/DINING AREA
- BATHROOM WITH SHOWER UNIT
- SOUGHT AFTER CONSERVATION AREA
- VIEWING ESSENTIAL
- PERSONAL ENTRANCE
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- ALLOCATED PARKING
- EASE OF ACCESS TO LINK ROADS
- EPC RATING C



**\*\*\* PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY \*\*\***

This fabulous one bedroom Ground Floor Apartment occupies an enviable position within this recently converted former Malting building of historic interest. Offering superb accommodation with well proportioned rooms and high ceilings. Having Gas Central Heating, spacious open plan Living/ Dining/ Kitchen, Double Bedroom and Bathroom with Shower unit. There is an allocated parking space.

Prospect House sits in the most popular and sought after Conservation Area in the heart of Belle Vue. Ideally placed access to the A5/M54 motorway network for commuters. There are excellent facilities on hand in the nearby vibrant district of Coleham which boasts independent stores, public houses, cafes and takeaways and the Town Centre and Riverside walks are a pleasant stroll away.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 45% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £320.82 and that the properties are leasehold with a monthly service charge of £70.02 inclusive of Ground Rent. We are advised that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

## Property details

### GENERAL INFORMATION

PART OWN YOUR HOME - A recently built 2 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising open plan Living/Dining/Kitchen with oven and hob, rear Entrance and Cloakroom, 2 double Bedrooms and Bathroom.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share We have been advised the monthly rental for a 75% share purchase will be £ which we believe includes the service charge. We are advised that there is a restriction is staircasing out to own up to 80% of the property and would recommend this and the rental is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

PLEASE NOTE - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - subject to qualification and acceptance and there is a local connection restriction to Shrewsbury with the Section 106.

### LOCATION

Prospect House sits in the most popular and sought after Conservation Area in the heart of Belle Vue. Ideally placed access to the A5/M54 motorway network for commuters. There are excellent facilities on hand in the nearby vibrant district of Coleham which boasts independent stores, public houses, cafes and takeaways and the Town Centre and Riverside walks are a pleasant stroll away.

### SPACIOUS LOUNGE AREA

An excellent sized Reception Room with TV point, radiator, Fitted carpet.

### KITCHEN/DINING AREA

The Kitchen Dining Area is fitted with a range of grey fronted high gloss units comprising cupboards and drawers with worksurfaces over and having space for washing machine, oven and fridge freezer. Matching range of eye level wall units and extractor hood. Radiator.

### INNER HALLWAY

With storage cupboard housing gas central heating boiler.

### BEDROOM

With window to the front, built in double wardrobe, fitted wall bed head lights, radiator.

### BATHROOM

Attractively fitted with contemporary suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity unit and low flush WC suite. Heated towel rail.

### OUTSIDE

Allocated parking space.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 198 year lease, with 191 remaining. We would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £320.82 and that the properties are leasehold with a monthly service charge of £70.20 inclusive of Ground Rent. We are advised that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, gas, electricity and drainage are connected.

#### COUNCIL TAX BANDING

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.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

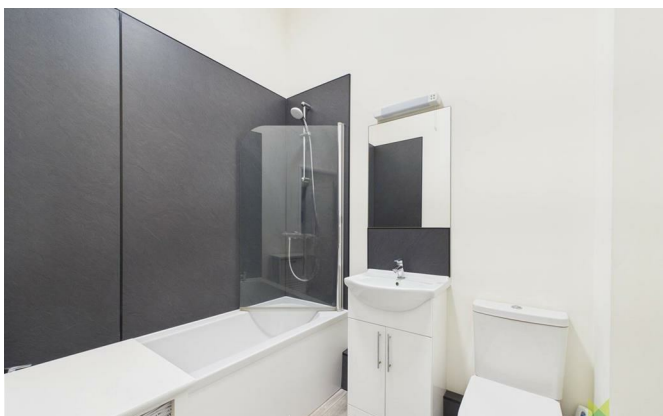
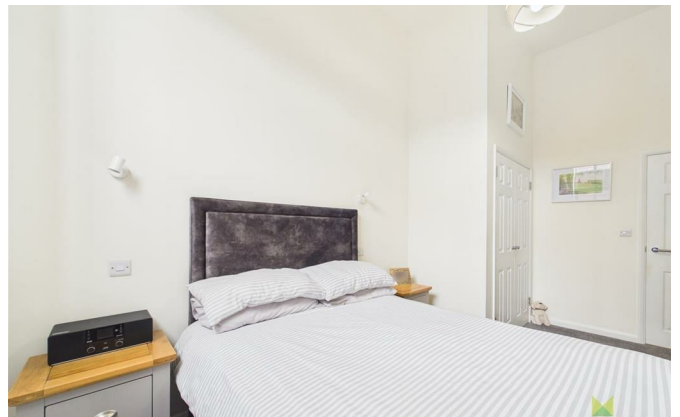
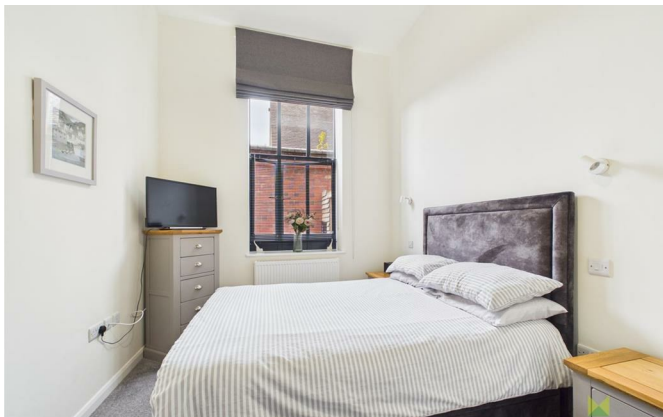
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

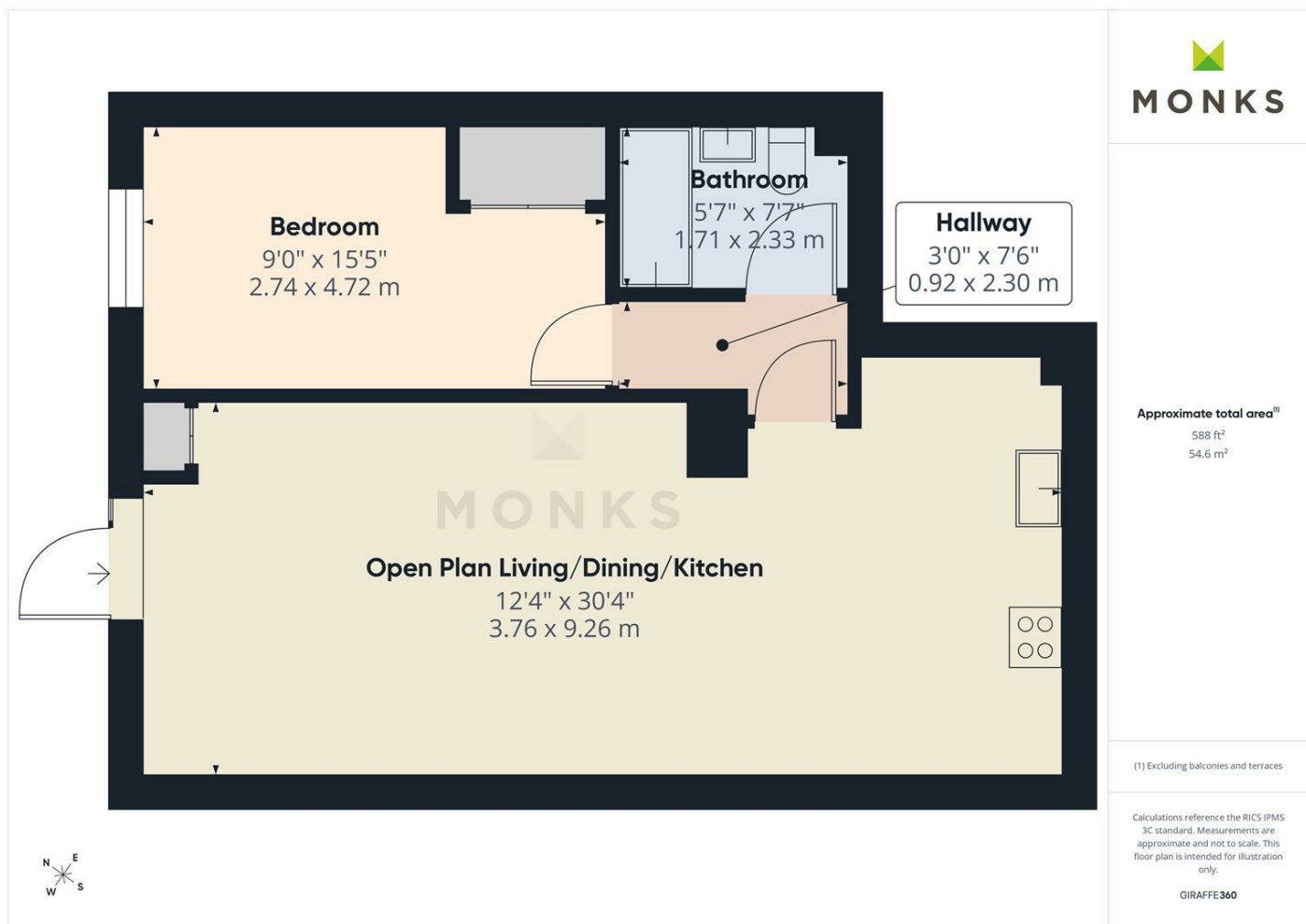
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## Prospect House Belle Vue Road, Shrewsbury, SY3 7NR.

1 Bedroom Apartment  
25% Shared Ownership £45,000





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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