

4 Berkeley Fields Shrewsbury SY3 8EJ



2 Bedroom Apartment
30% Shared ownership £79,500

The features

- SHARED OWNERSHIP OPPORTUNITY
- PERFECT FOR FIRST TIME BUYER OR THOSE LOOKING TO DOWN SIZE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- EARLY VIEWING RECOMMENDED
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- OPEN PLAN LIVING/DINING/KITCHEN
- GARDEN AND ALLOCATED PARKING FOR TWO CARS
- EPC RATING B



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

An excellent opportunity to purchase this 2 bedroom apartment - perfect for a First Time Buyer.

Occupying an enviable position at the top of The Mount on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of amenities on hand and being a short stroll from the Town Centre and wonderful countryside walks.

The property has the benefit of gas central heating, discreet secondary glazing, allocated parking and access to a private footpath leading to the River Severn.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 30% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £542.66 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.

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

Property details

LOCATION

Occupying an enviable position at the top of The Mount on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of amenities on hand and being a short stroll from the Town Centre and wonderful countryside walks.

PERSONAL ENTRANCE HALL

With wood effect flooring, radiator and stairs leading to the first floor landing

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light through room with windows to three aspects.

The Living area features 2 windows, media point and radiator. Dining Area with space for table.

The Kitchen is attractively fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden work surfaces over and having integrated washing machine, inset 4 ring gas hob with extractor hood over and oven and grill beneath, space for fridge/freezer, wall units. Wood effect flooring.

BEDROOM

A generous double room with window to the rear, large fitted wardrobe, radiator

BEDROOM

Another generous double room with window to the front, radiator

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator and wood effect flooring.

OUTSIDE

A path leads to the entrance door with a garden to the front, landscaped with seating areas and established planting. Access to a private footpath down towards the River Severn. To the side of the property is parking for two cars.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 125 year lease, with 118 remaining.

We have been advised there is a monthly rental of £543.00 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 all main services 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 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

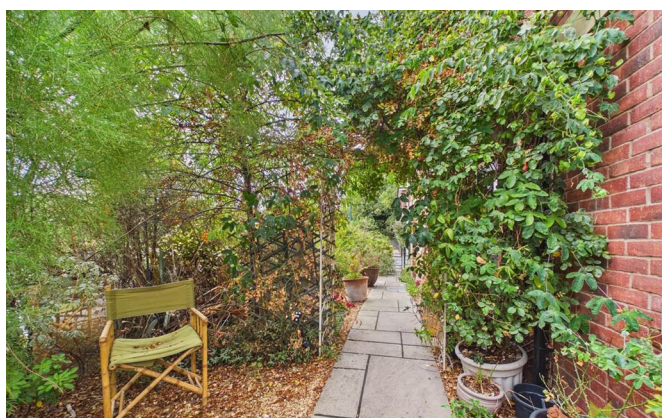
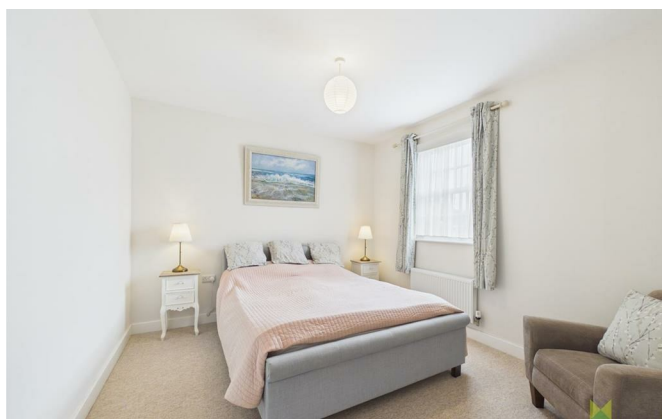
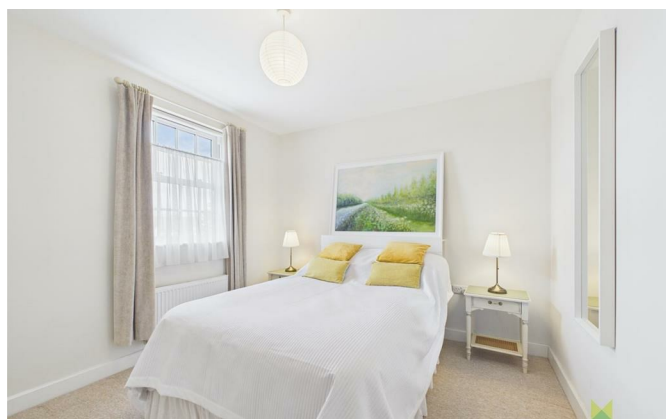
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

4 Berkeley Fields, Shrewsbury, SY3 8EJ.

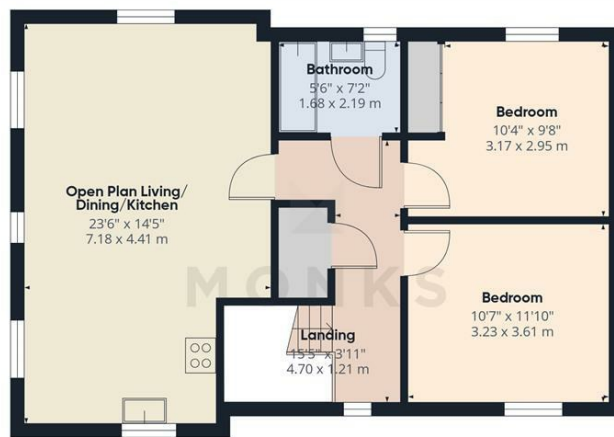
2 Bedroom Apartment
30% Shared ownership £79,500





Approximate total area⁽¹⁾
 761 ft²
 70.7 m²

Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.