





26 Toronto Avenue, Shrewsbury, SY3 8GB
25% Shared Ownership £56,250

A rare opportunity to secure a 25% shared ownership, well-maintained semi-detached home. For the remaining 75%, you will pay an affordable rent which presently stands at £435.69PCM. The accommodation briefly comprises of, entrance hall, WC, good sized sitting dining room and a modern fitted kitchen. Upstairs the property has two double bedrooms and a family bathroom. The property has the added benefit of gas central heating, UPVC double glazing, off-road parking and a private enclosed rear garden.



Occupying an enviable position in a popular residential area, well placed within reach of excellent amenities, including popular schools, the Royal Shrewsbury Hospital, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.

Entrance Hall

With radiator. Door with access to kitchen.

Cloakroom

Fitted with low flush wc and wash hand basin. Radiator.

Fitted Kitchen

With range of modern units comprising stainless steel sink unit, set into laminate work surface with matching splash back and range of cupboards and drawers underneath. Built in gas hob with stainless steel splash back and extractor fan above and electric oven below. Space and plumbing for washing machine, space for upright fridge freezer. Range of eyelevel cupboards, window to front.

Lounge Diner

With under stairs storage cupboard, radiator, window to rear and French doors giving access to garden.

Stairs rise from Entrance Hall to first floor landing with access to loft space.

Bedroom One

With two windows overlooking the rear and radiator.

Bedroom Two

With window overlooking the front and radiator.

Bathroom

With white suite comprising white panel bath, fitted shower above and glass side screen, wash hand basin, low flush WC, radiator and window to the side.

Outside

The property is approached over a paved pathway with shrubbery to side. The property benefits from allocated parking space which is located close by.

Gated side pedestrian access leads to the rear garden. The rear garden comprises of paved sun patio with lawns extending and enclosed by wooden fencing.

General Notes**TENURE**

We understand the tenure is Leasehold. The length of the lease is 99 years from 2012, with 85 years remaining. The service charge is £43.40 per month. The 75% rent is £435.69 per month. Please note the staircasing restriction is 80% ownership. Please note all interested parties will need to be qualified by the housing association ensuring you are suited for a shared ownership property. Please note a local connection is required for the purchase of this property. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor, variable in-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

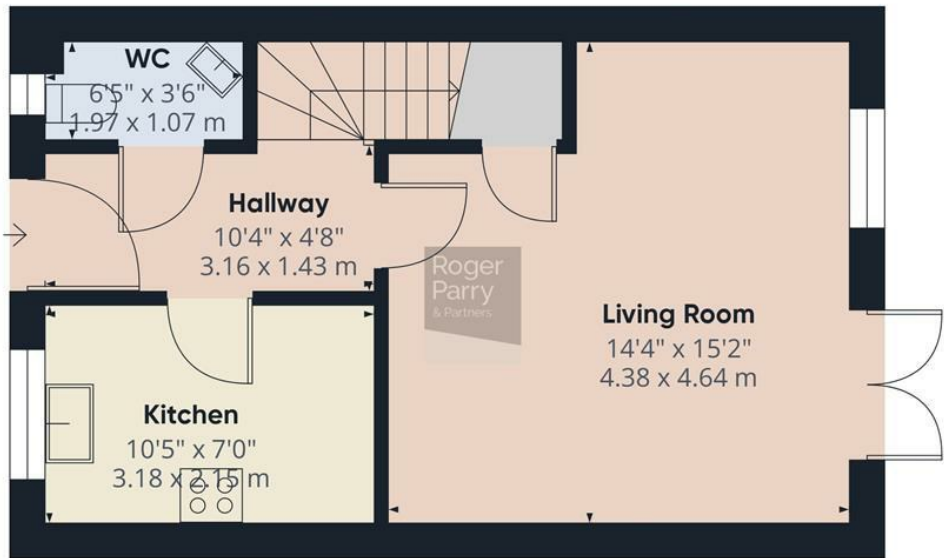
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

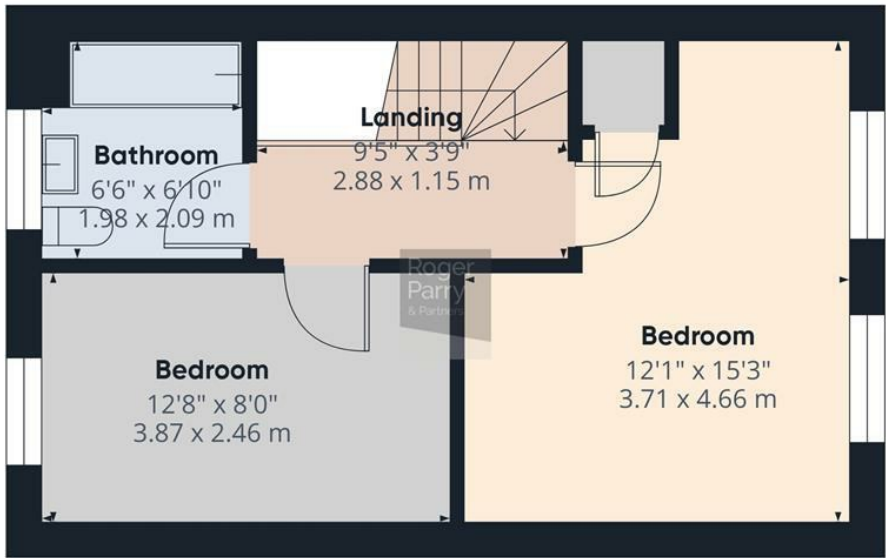
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

710 ft²
65.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: B

EPC Rating: C

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.



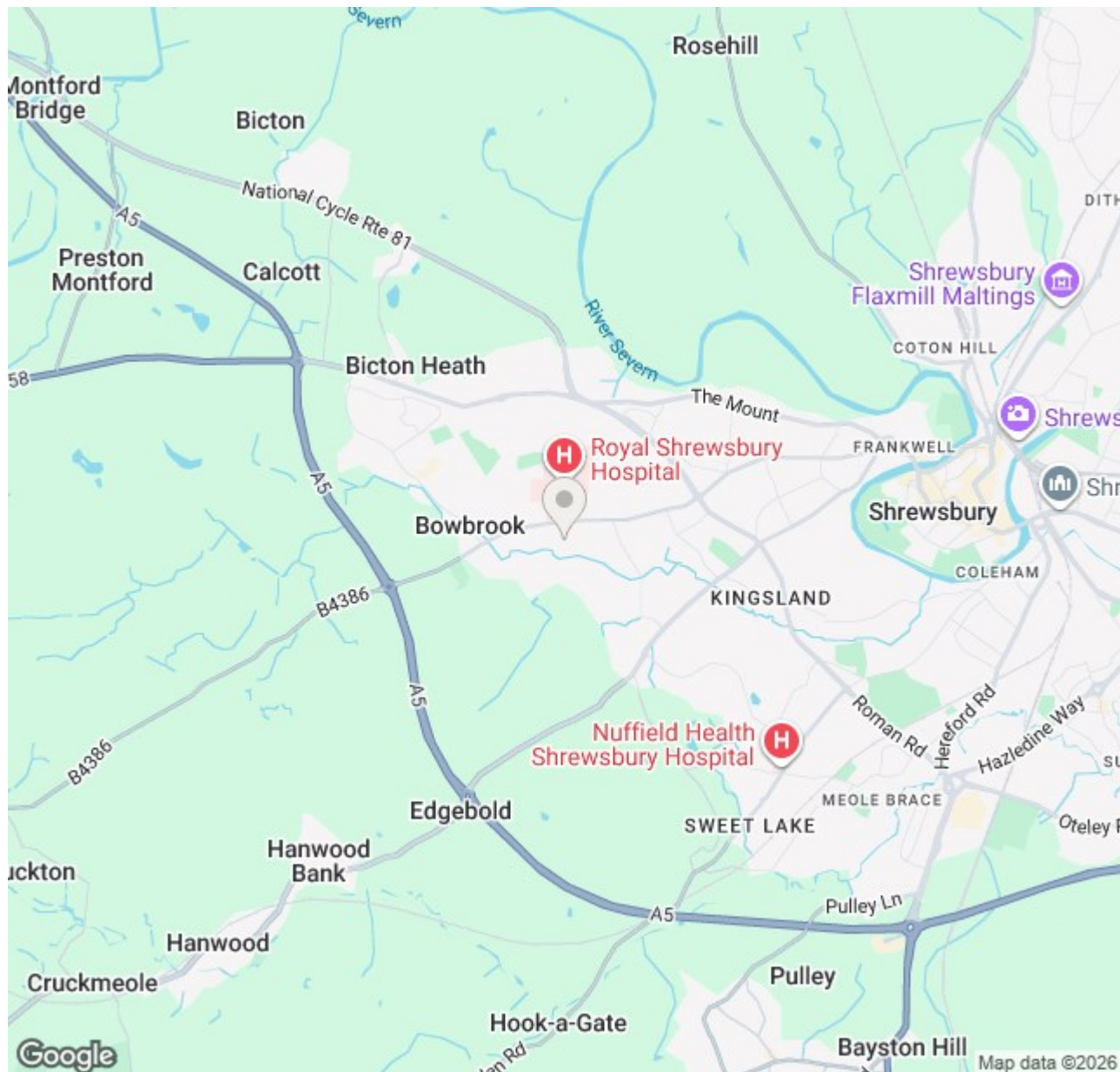
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.