





63 Coton Manor, Berwick Road Shrewsbury, SY1 2LY

Starting price £50,000

BEING SOLD VIA ONLINE AUCTION This is a recently refurbished two bedroom ground floor apartment offering spacious and attractively presented accommodation. The apartment would make an ideal rental or retirement property and has the advantage of being within a convenient walk of the town centre.

The apartment has a communal entrance with intercom security system, a private door leads into open plan reception room with contemporary fitted kitchen and large window overlooking the gardens, there are two good size bedrooms, and a refitted shower room. Outside the property has lovely communal gardens and parking area.

Communal Entrance

With intercom entry system.

Open Plan Kitchen Living Diner

With wooden style flooring and electric heater. Large window overlooking the communal gardens. The refitted kitchen comprises of an extensive range of gloss fronted units with quartz worktops and upstands with inset sink unit, built in fridge freezer, further matching Peninsula worksurface/breakfast bar, extensive range of eyelevel cupboards, built in eye level double oven and induction hob and extractor hood. Storage cupboard.

Bedroom One

With wooden style flooring, electric heater and window to front

Bedroom Two

With wooden style flooring, electric heater and window to front.

Refitted Shower Room

Fitted with white suite comprising fully tiled shower cubicle with glazed sliding doors and fitted double-head shower, vanity wash hand basin with storage cupboards under, low level flush WC, ladder style radiator, ceramic tile flooring, double glazed opaque glass window to the rear, extractor fan and recessed lighting.

Flooding - As the selling agent we have been advised the property last flooded in January 2021.

Construction - As the selling agent we have been advised the property is non traditional construction.

General Notes**TENURE**

We understand the tenure is Leasehold. The length of the lease is 125 years from 1984, with 84 years remaining. The service charge is £118.99 per month and ground rent is £60.66 per month. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 60 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Medium. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

SURVEYS

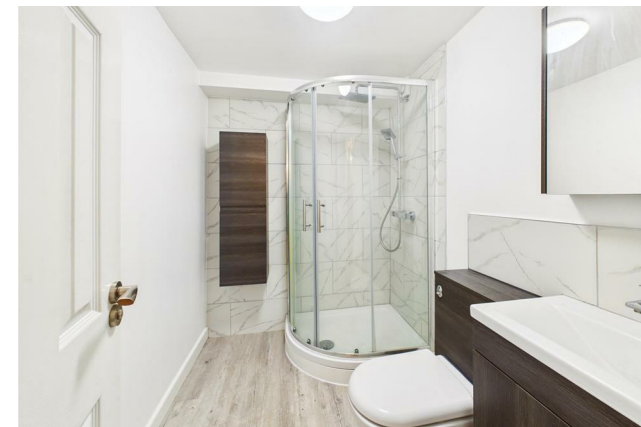
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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.

Additional Fees Information

Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.



General Services:
Local Authority: Shropshire Council
Council Tax Band: A
EPC Rating: E

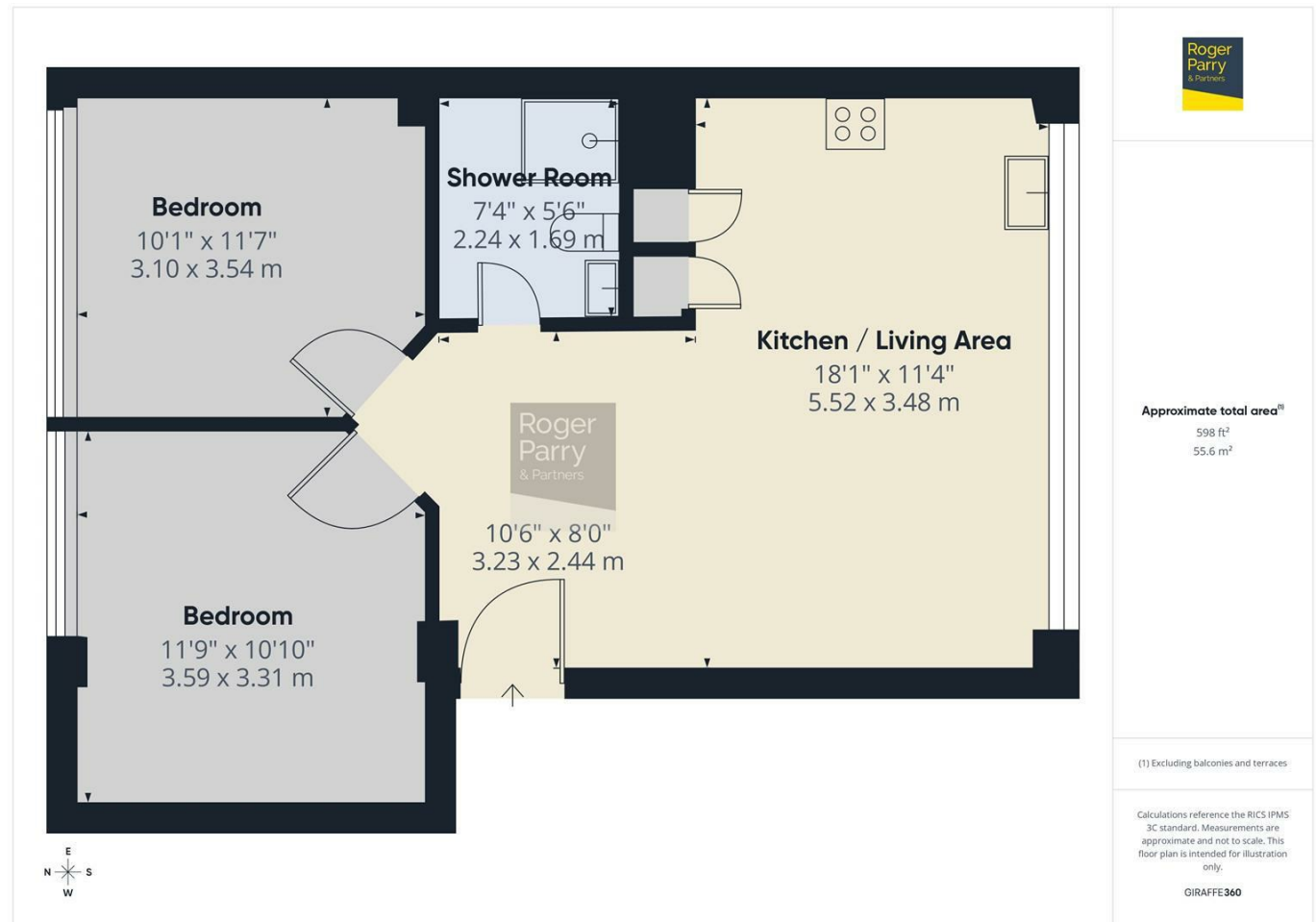
Viewing arrangements

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.