



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



Apartment 6 Kinnersley House, Belle Vue Road, Belle Vue, Shrewsbury, Shropshire, SY3 7LG

£179,950

An attractive 1-bedroom garden apartment forming part of a handsome Grade II listed building dating back to 1860; sympathetically converted in 2005. Located in this desirable area just a mile's walk from the town centre and station.



This attractive one-bedroom garden apartment forms part of a handsome Grade II listed building dating back to 1860; the property was sympathetically converted in 2005. Located just a mile walk from the train station, in the desirable area of Belle Vue, boasting an excellent range of amenities, shops, pubs, restaurants, and takeaways on the doorstep, whilst Kinnersley House itself is in a quiet backwater position. The apartment has its own enclosed courtyard providing a lovely south-facing area, with French doors opening into the kitchen/living room. Inside, the property has a further entrance from the communal hall leading into the entrance hall with an entry phone, and a door opens into the living room/kitchen. With 2 column-style radiators, the kitchen is fitted with granite worktops and exposed brickwork to a peninsular breakfast bar; there is also solid wood flooring and ample space for a range of appliances. There are 2 windows overlooking the courtyard and a cupboard housing a gas central heating boiler. The double bedroom is located to the rear of the property, again with 2 column-style radiators and a wide built-in double wardrobe, offering ample space. The bathroom is extremely well-appointed, providing a bath, a corner shower cubicle, a wash basin, WC and a heated towel rail. Returning outside, beyond the courtyard is a staircase which leads to an allocated parking space. There is a further residents' patio area and a large dry communal store. The property is held on a 999-year lease from 2005 - 978 years remaining, with a share of the freehold. Service Charge of £117.93 is payable on 1st of each month.

Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

Apartment 6 Kinnerley House Pountney Gardens SHREWSBURY SY3 7LG	Energy rating C	Valid until: 24 August 2036
		Certificate number: 2499-3065-0208-9366-7204

Property type Ground-floor maisonette

Total floor area 55 square metres

Rules on letting this property

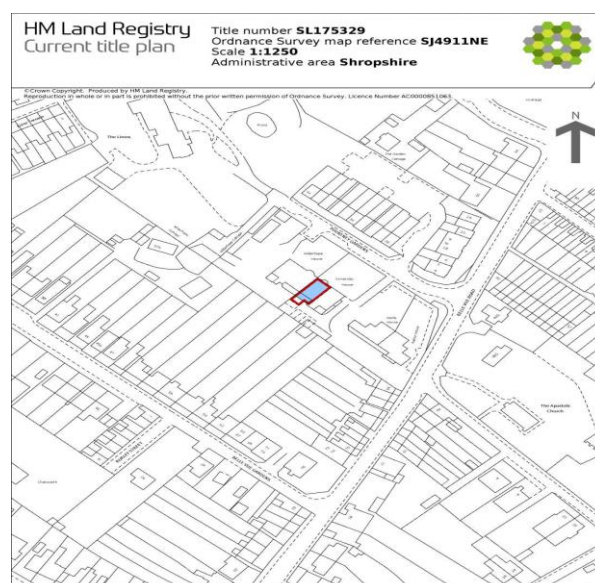
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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Council Tax Band B

Tenure: Our client advises us that the property is Share of Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

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