

## **RESIDENTIAL APARTMENT**

**Spacious and well-equipped three bedroom apartment with parking available on a 999 year lease.  
Currently tenanted on an Assured Shorthold Tenancy**



- Spacious 2<sup>nd</sup> and 3<sup>rd</sup> floor apartment
- Kitchen
- 3 bedrooms
- Private parking with carport
- Large roof terrace
- Family bathroom plus en-suite

**Offers Around  
£165,000**



## The Property

A great opportunity to purchase a large, well proportioned second and third floor apartment on a 999 year lease. This property is located on the High Street, in the heart of the Shropshire market town of Wem.

## The Apartment

Currently tenanted on a rolling Assured Shorthold Tenancy, subject to termination on 2 months' notice by the landlord and 1 months' notice by the tenant, achieving a rental figure of £675pcm.



Occupying the first and second floors, this spacious maisonette consists of the following accommodation: on the first floor a large living room (8.34m x 4.01m), and a fully fitted, modern kitchen (2.86m x 4.37m). There is access to the roof terrace from here, with plenty of space for barbeques and al fresco dining.



The guest bedroom (3.52m x 2.91m) is also situated on the first floor, and has a large en-suite bathroom.



On the second floor is a spacious landing area, the master bedroom (4.66m x 3.64m) and 2<sup>nd</sup> bedroom (3.62m x 2.75m). The family bathroom is also situated here, with bath and separate shower cubicle. An under-eaves boarded storage area provides considerable useful extra space for storage if required.



## Outside

There is private parking behind the property under a covered car-port, as well as the roof terrace which is accessible from the Maisonette.



#### Council Tax Band

A

#### Ground Rent

Peppercorn

#### Local Authority

Shropshire Council

#### Services

Mains water, drainage, gas and electricity

#### Viewing

Strictly by appointment with Harfitts

The property is available to purchase on a 999 year lease under a peppercorn rent. All purchasers are advised to confirm these details with their solicitor.

All measurements are approximate and are for identification purposes only

#### VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

#### The Local Area

Tudor House is ideally located within the market town of Wem. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

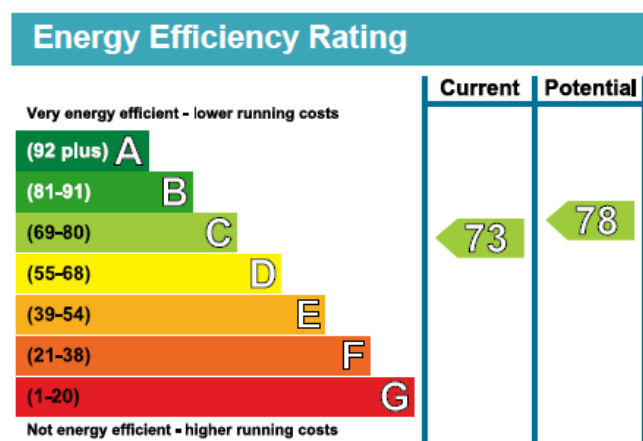
#### MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

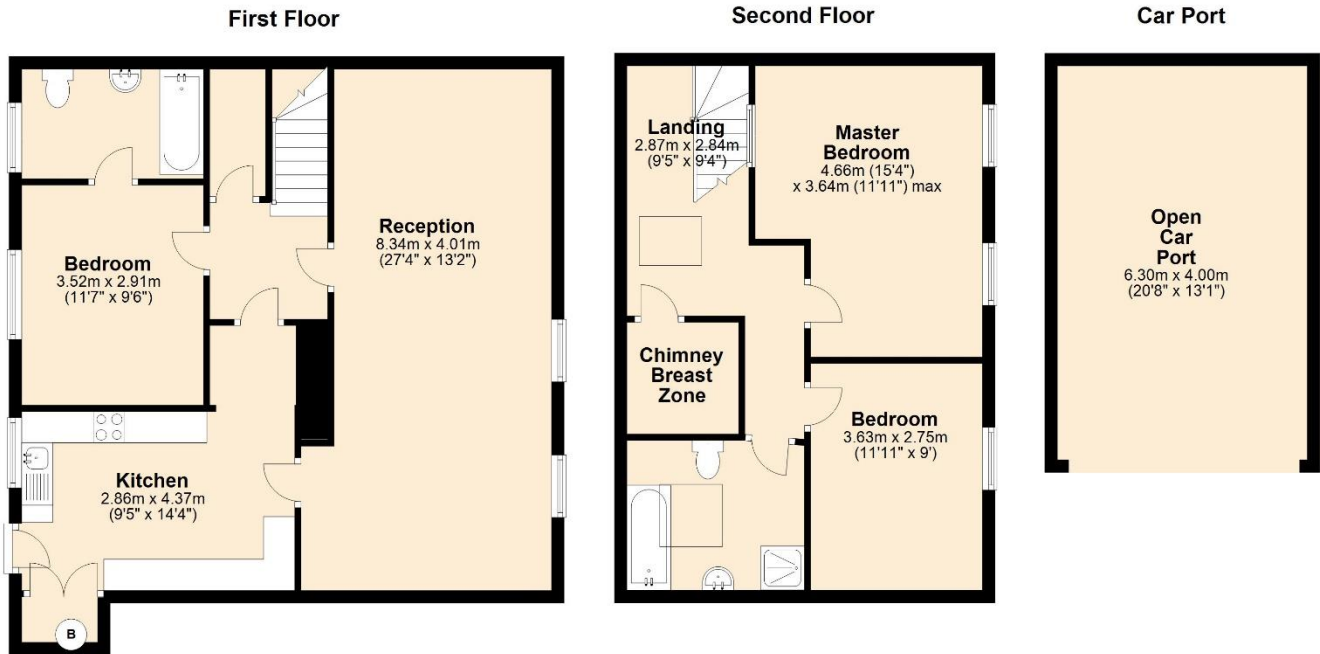
#### SURVEYS

Please ask us for details of local surveyors

#### EPC



# Maisonette



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.

Harfitts is a trading name of Paul F. Harfitt & Co.