HOLLAND BROADBRIDGE

The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

HOLLAND BROADBRIDGE

18, Betton Hall Flats Betton Strange, Cross Houses, Shrewsbury, Shropshire, SY5 6JA

www.hbshrop.co.uk









Offers In The Region Of £135,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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18, Betton Hall Flats Betton Strange, Cross Houses, Shrewsbury, Shropshire, SY5 6JA







Situated within an attractive period building, this spacious second floor apartment offers a pleasing blend of character, comfort and convenience. Boasting 2 well proportioned double bedrooms the property provides generous living accommodation throughout, with pleasing aspects over the well maintained communal grounds of the development, neighbouring property's and local countryside. The property has recently had all carpets lifted, majority of walls re-plastered making this a perfect purchase for buyers who are looking to remodel the property in the own particular style. Residences benefit from a tranquil semi-rural location, while remaining just a short drive from excellent shopping, dining and leisure amenities within the medieval town centre of Shrewsbury, along with nearby reachable amenities. Betton Strange is highly residential location, surrounded by beautiful Shropshire country side and is well placed for easy access to the local bypass. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Impressive communal hallway, large lounge with pleasing views to rear with two feature Velux windows, kitchen/diner, two double bedroom both with built-in wardrobes and both having a pleasing aspect, shower room, attractive landscaped communal grounds and woodland, extensive gravel parking area for residence and visitors. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Impressive communal hallway
Communal stairs then rise to:

Second floor landing
Door gives access to:

Reception hallway
9'11 max x 5'10
Having tiled floor, wall mounted electric heater, telephone point, airing cupboard.

Door from reception hallway gives access to:

Lounge
18'8 x 16'1
Having two double glazed Velux roof windows, sealed unit double glazed window with a pleasing aspect overlooking communal grounds, neighbouring property's, countryside and beyond, two wall mounted electric heaters, exposed wooden flooring.

Door from reception hallway and from lounge gives access to:

Kitchen/diner
17'11 x 10'3
The kitchen area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, free standing fridge freezer, free standing washing machine, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, sealed unit double glazed window with a pleasing aspect overlooking the communal grounds, neightbouring property's, local countryside and beyond.

The dining area comprises: Night storage heater.

From reception hallway doors give access to: Two bedrooms and shower room.

Bedroom one
12'5 max into recess reducing down to 10' min x 8'
Having single glazed window with a pleasing aspect to communal grounds, local countryside and beyond, exposed wooden flooring, built-in wardrobe.

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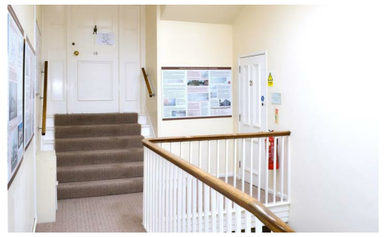








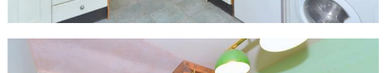
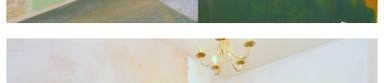



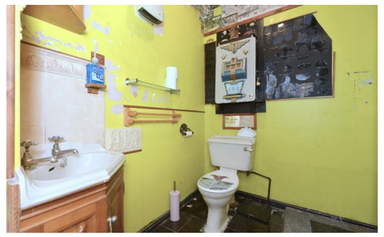
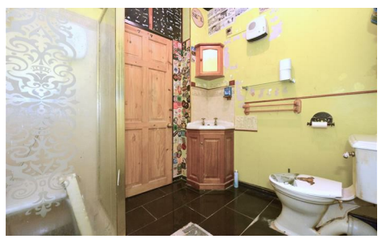



Bedroom two
12'8 max reducing down to 10'1 min x 8'3
Having single glazed window with a pleasing aspect over communal grounds, local countryside and beyond, built-in wardrobe, exposed wooden flooring.

Shower room
Comprising: Shower cubicle, low flush WC, wash hand basin, tiled floor, wall mounted mirror fronted bathroom cabinet, pull cord electric heater, tiled floor.

Outside
The development is surrounded by generous landscaped communal grounds and woodland leading to a range of rural walks. There is an extensive graveled parking area for residences and guests

Services
Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure
We are advised that the property is LEASEHOLD- SHARE OF THE FREEHOLD
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 980 years
Ground rent N/A
Service charge £1600.00 per annum as of June 2026
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgages Services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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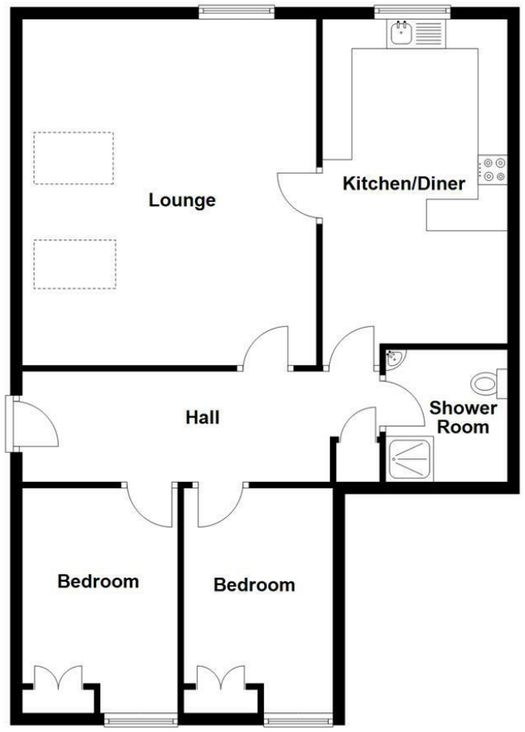
Floor Plan

Approx. 85.4 sq. metres (919.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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