



SAMUEL WOOD

15 Poplar Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2UU

Asking Price £112,500



15 Poplar Close

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- Affordable Housing Scheme Property
- Second Floor Leasehold Apartment
- Dual Aspect Spacious Living/Dining Room
- Allocated And Visitor Parking
- Gas Central Heating & Double Glazing
- 70% Of Market Value
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Close To Shrewsbury Town Centre & Amenities
- EPC Rating C

Situated in a popular residential location within easy reach of Shrewsbury town centre, this well-presented second-floor apartment offers an excellent opportunity for first-time buyers looking to step onto the property ladder. The property benefits from a range of local amenities nearby, including shops, schools and transport links, while the historic town centre provides an excellent selection of independent retailers, restaurants and leisure facilities. Offered under a Section 106 Affordable Housing Scheme, the asking price represents 70% of the open market value, making this an attractive and affordable purchase for eligible buyers.

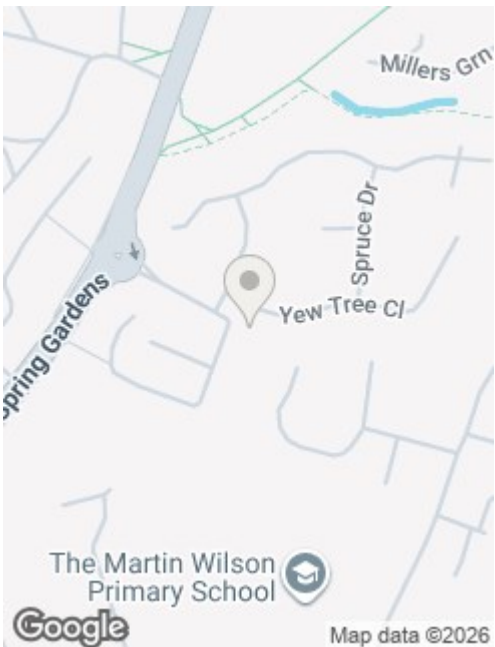
Accessed via a communal entrance hallway with stairs leading to the second-floor landing, the apartment offers well-proportioned accommodation throughout. The layout comprises an entrance hall, spacious living/dining room with dual aspect windows, modern fitted kitchen with integrated oven, hob and extractor, space and provision for appliance, two bedrooms and a stylish bathroom. The property further benefits from double glazing and gas-fired central heating.

Externally, residents can enjoy the well-maintained communal gardens, together with an allocated parking space and additional visitor parking. There is also a communal bin store.

The property is subject to a Section 106 Agreement and purchasers will be required to meet specific eligibility criteria and obtain approval from the local council. Further information is available upon request.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 11 Mbps & Superfast 132 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 1.1.2007 - 106 years remain.
Service Charges: £140 pcm
Green Belt: £18 pcm
Ground Rent: £500 pa 2026
Next Ground Rent Review Period: 2027

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

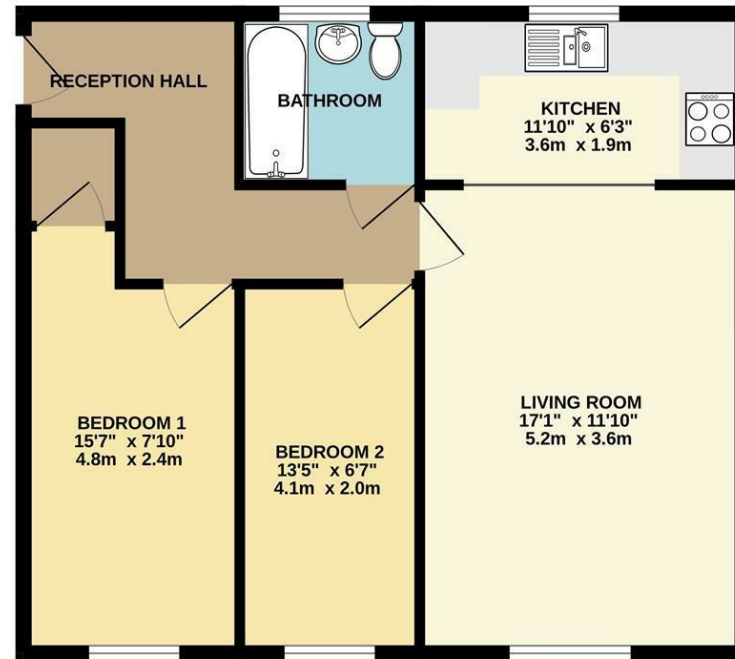
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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