

17 Watergate Mansions, St. Mary's Place, Shrewsbury,
Shropshire, SY1 1DW

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £235,000

Viewing: strictly by appointment
through the agent

Situated within this extremely attractive Grade II listed building, which was converted into luxury apartments by renowned local builders, Shropshire Homes. This is a spacious and well-proportioned two double bedroom ground floor apartment, with one allocated car parking space within a secure walled residents car park. This apartment is located within the heart of Shrewsbury town centre, situated close to tranquil riverside walks and an excellent variety of amenities, independent restaurant, bars, cafe's etc. The apartment has the added benefit of being offered For Sale with NO UPWARD CHAIN. and will appeal to many prospective purchasers. Viewing is recommended. The accommodation briefly comprises the following: Communal hallway, reception hallway, lounge / diner, enclosed walk-out balcony, kitchen, two double bedrooms, bathroom, secure residents car parking, electric heating. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

Communal hallway

Door then gives access to:

Reception hallway

26'2 x 4'0

Having night storage heater, telephone point, wall-mounted intercom telephone system, glazed sash window with pleasing aspect towards neighboring properties, The Abbey and The Wrekin, coving to ceiling, dado rail. Door from reception hallway gives access to:

Lounge / diner

17'10 x 10'5

Having a range of glazed sash windows (some of which provide a pleasing aspect towards neighboring properties, The Abbey, Haughmond Hill, The Wrekin and beyond, two night storage heaters, dado rail, coving to ceiling. Glazed French doors from lounge / diner give access to:

Enclosed walk-out balcony

Door from lounge / diner gives access to:

Kitchen

7'10 x 7'3

Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob, free-sanding washing machine, tiled splash surrounds, tiled floor, glazed sash windows overlooking the residents car park and neighboring properties, recessed spotlights to ceiling, fitted worktops with stainless steel sink, sealed cooker canopy.

From reception hallway doors then give access to, two double bedroom's and bathroom.

Bedroom one

12'8 x 8'0

Having wall-mounted electric heater, glazed sash window, fitted corner shelving.

Bedroom two

12'8 x 8'0

Having wall-mounted electric panel heater, glazed sash window.

Bathroom

Having wood effect paneled bath with electric shower over, pedestal wash hand basin, low flush WC, airing cupboard, part tiled to walls, built-in shaver point, wall-mounted pull cord electric heater.

Outside

To the outside there is large enclosed walk-out balcony with pleasing aspect towards neighboring properties, The Wrekin, Haughmond Hill and beyond. In the secure residents car park which is accessed by electric gates there is an allocated car parking space.

Services

Mains water, electricity and 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 C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is LEASEHOLD with share of the freehold, but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Length of lease term: 199 years

Length of Lease term remaining: 169 years

Ground rent and review date and price increase: N/A

Maintenance / service charge (per annum) £2658.00

Mortgage 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 fee 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.

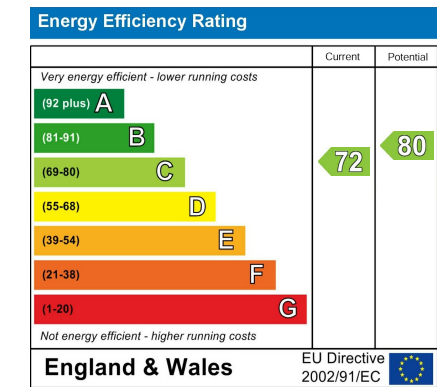
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser

must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

