



**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 are 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 £115,000**

Viewing: strictly by appointment through the agent

A recently re-decorated and well presented one double bedroom third floor modern apartment benefitting from pleasing river views, an allocated car parking space and NO UPWARD CHAIN. The apartment is within striking distance of tranquil riverside walks, the historic town centre of Shrewsbury, the railway and bus station and is well placed for easy access to the local bypass linking up to the M54 motorway network. The apartment will be of interest to a number of prospective purchasers and a viewing is recommended.

**Accommodation:**

Communal entrance hallway, reception hall, modern open plan lounge / diner / kitchen, spacious double bedroom with built-in wardrobe, bathroom, well maintained communal grounds, allocated car parking space, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Secure communal entrance:**

With stairs which rise to:

**Third floor landing:**

Where the apartment entrance door giving access to:

**Hallway:**

Having wall mounted digital electric heater, wall mounted telephone intercom system, loft access, cupboard housing pressurised system. Door from hallway gives access to:

**Open plan L-shaped lounge / diner / kitchen:**

21'0 max 16'7 max (6.40m max 5.05m max)

**Lounge / diner:**

The lounge / diner area comprises: Two wall mounted digital electric heaters, television and telephone points, two sealed unit double glazed windows overlooking communal

grounds and the River Severn.

**The kitchen area:**

The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, oven, four ring electric hob with cooker canopy over, fitted worktops with stainless steel sink drainer unit with mixer tap over, sealed unit double glazed window overlooking communal grounds and the River Severn.

From hallway doors give access to large double bedroom and bathroom:

**Large double bedroom:**

15'1 max x 11'3 max into recess (4.60m max x 3.43m max into recess)

Having sealed unit double glazed window and Velux roof window with far reaching views towards Castle Foregate, Castlefields and Haughmond Hill, built-in mirror fronted double wardrobe, digital electric heater, storage cupboard.

**Bathroom:**

Having a three piece suite comprising: A panelled bath with mixer shower over, glazed folding shower screen to side, wash hand basin set to vanity unit, wc with hidden cistern, vinyl tiled effect floor covering, digital electric heater, extractor fan to ceiling, strip light with built-in shaver point.

**Outside:**

Outside there are communal grounds and an allocated car parking space.

**Services:**

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

We are advised that the property is LEASEHOLD but this has not been verified

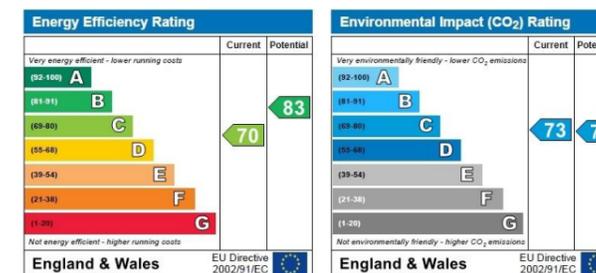
and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOOR PLANS**

