



3 Llewellyn Place, Frankwell, Shrewsbury, SY3 8QY

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**Offers in the region of £215,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Occupying a particularly secluded position within striking distance of the historic town centre of Shrewsbury town centre, local Theatre and tranquil riverside walks. A rare opportunity has arisen to acquire a spacious and well proportioned modern two double bedroom duplex apartment with living accommodation over three floors and having the added benefit of a low maintenance courtyard / garden, one allocated car parking space. **NO UPWARD CHAIN.** This property will appeal to many buyers and an early viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, lounge / diner, modern kitchen with built-in appliances, double bedroom two with built-in double wardrobe, bathroom, second floor landing having spacious master bedroom with fitted wardrobe, storage cupboard, stylish en suite shower room, low maintenance outside courtyard / garden, allocated car parking space, gas fired central heating, sealed unit double glazing, **NO UPWARD CHAIN.**

Entrance door gives access to:

#### Hallway

Having radiator, stairs then rise to:

#### First Floor Landing

Having wall mounted thermostat control unit, under stairs store cupboard, radiator. Door from first floor landing gives access to:

#### Lounge / Diner

16'8 x 13'10 max reducing to 10'6 (5.08m x 4.22m max reducing to 3.20m)

Having tv aerial points, telephone point, radiator, two secondary double glazed sash windows with fitted blinds to front. From lounge access is given to:

#### Modern Kitchen

10'0 x 9'9 (3.05m x 2.97m)

Having modern eye level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated Electrolux oven with Electrolux four ring gas hob over and wall mounted stainless steel cooker canopy, integrated fridge / freezer, freestanding Hotpoint washing machine, tiled splash surrounds, tiled floor, wall mounted Worcester gas fired central heating boiler, two sealed unit double glazed sash windows with fitted blinds.

From first floor landing door gives access to:

#### Bedroom Two

11'10 max reducing to 10'5 x 8'5 (3.61m max reducing to 3.18m x 2.57m)  
Sealed unit double glazed sash window with fitted blind, radiator, tv and telephone points, built in double wardrobe.

From first floor landing door gives to:

#### Bathroom

Having a three piece white suite comprising: P-shaped panel bath with mixer shower over, curved glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, extractor fan, shaver point, radiator.

From first floor landing stairs rise to:

#### Second Floor Landing

With a door giving access to:

#### Large Master Bedroom

19'5 max reducing 15'1 min x 12'5 (5.92m max reducing 4.60m min x 3.78m)  
Having part sloping ceilings, sealed unit double glazed window with fitted blind, built-in double wardrobe plus additional eaves storage cupboard, radiator. Door from master bedroom gives access to:

#### En Suite Shower room

Having a three piece suite comprising: A double width tiled shower cubicle with electric shower over, wash hand basin with mixer tap over and storage cupboard below, low flush wc, sealed unit double glazed window with fitted blind, shaver point, extractor fan to ceiling.

#### Outside

To the front of the property there is a low maintenance pleasant outside space having a paved pathway giving access to the front door, small patio area, gravelled sections and outside lighting point. Adjacent to this outside space is one allocated car parking space.

#### Services

Mains water, electricity, drainage and gas 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 and 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**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (65-80)			C (65-80)		
D (55-64)			D (55-64)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	80	80		81	81
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## FLOOR PLANS

