



53 Benbow Quay, Coton Hill, Shrewsbury, Shropshire, SY1 2DL

[www.hbshrop.co.uk](http://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.
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**Offers In The Region Of £146,000**

Viewing: strictly by appointment through the agent

Holland Broadbridge are pleased to offer for sale this spacious, modern, one double bedroom ground floor apartment situated within this popular development constructed by Shropshire Homes. The apartment is close to tranquil riverside walks and walking distance of the town centre with all of its major amenities. The property has the added benefit of an enclosed garden and allocated parking space. Viewing is recommended for the apartment and its position to be fully appreciated. The accommodation briefly comprises: Secure communal entrance hall, reception hall, attractive open plan kitchen/diner and lounge, double bedroom with built-in mirror fronted double wardrobe, bathroom, enclosed allocated garden, allocated parking space, electric heating, sealed unit double glazing.

The accommodation in greater detail comprises the following:

Communal entrance gives access to:

**Communal Hallway**

With door to apartment which leads to:

**Hallway**

With wooden style laminate flooring, thermostat digital electric heater, cupboard housing pressurised water system, wall mounted intercom telephone

From hallway door gives access to:

**Open Plan lounge/diner/kitchen**

21'3" max x 15'11"

The lounge/dining area comprises wall mounted electric heater, two sealed unit double glazed sash windows overlooking the apartments allocated garden, wood effect flooring, television aerial point, telephone point. The kitchen area comprises a range of contemporary wall and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and drainer unit with mixer tap over, built-in electric oven with four ring electric hob and stainless steel cooker canopy over, built-in washer dryer and fridge both with matching fascia, wood effect flooring, telephone point, sealed unit double glazed door giving access to allocated garden

From hallway doors give access to: Double bedroom and bathroom

**Double bedroom**

13'10" max into recess x 8'8"

Having sealed unit double glazed sash window overlooking the residence parking area, wood effect flooring, wall mounted electric heater, built-in mirror fronted double wardrobe.

**Bathroom**

Having a white suite comprising panelled bath with shower attachment off taps over, WC with hidden cistern, wash hand basin set to vanity unit with fitted worktop and store cupboards below, sealed unit double glazed sash window to the front, part tiled walls, strip light, built-in shaver point, wall mounted electric heater.

**Outside**

There is an enclosed lawned garden with paved pathway giving access to the door which leads to the open plan kitchen/lounge/diner. Almost adjacent to the apartment is an allocated car parking space.

**AGENTS NOTE**

The photography displayed within these sales particulars were taken before the current tenant resided at the property.

**Services**

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

**COUNCIL TAX BAND A**

**Tenure**

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 199 years from 2005

Ground rent £100 per annum

Service charge £611.68 per 6 months

Ground rent review and price increase:

The ground rent is reviewed every 50 years.

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a free no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details (01743 357000)

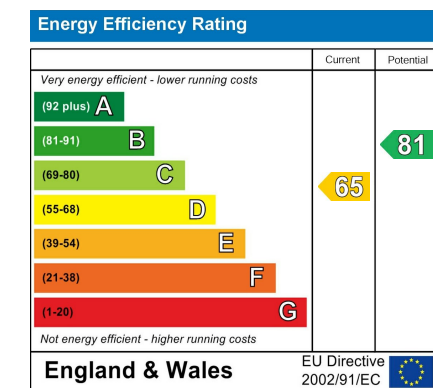
**Referral fee disclaimer**

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



**FLOORPLANS**

