



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.

25% Shared ownership £19,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offered for sale with no upward chain, is this spacious and extremely well presented, 1 double bedroom first floor apartment, boasting tranquil riverside walks. The apartment is offered for sale on a 25% shared ownership basis (minimum) with Southwater Homes in Leicester, with prospective purchaser(s) having the choice to buy the whole 80% if they so choose. The apartment enjoys an enviable position within walking distance of the medieval town centre of Shrewsbury with its major shopping and transport facilities including railway and bus stations a short walk away. There are also excellent road networks including easy access to the Shrewsbury bypass with M54 link to the West Midlands.

Accommodation:

Secure communal entrance hall, entrance hallway, spacious open plan kitchen / diner / lounge, Double bedroom, Bathroom, sealed unit double glazing, electric heating, 1 allocated car parking space, well maintained communal grounds.

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

Secure communal entrance door:

With intercom system, rises to:

First floor landing:

Where the apartment entrance door can be gained, which gives access to:

Hallway:

Having digital wall-mounted electric heater, store cupboard with pressurised system, slatted shelving, wall-mounted intercom telephone system. Door from hallway gives access to:

A spacious open plan kitchen / diner / lounge:

19'2 x 15'10 (5.84m x 4.83m)

The kitchen / diner area:

Comprises: eye level and base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, built-in oven, 4 ring electric hob with stainless steel cooker canopy over, tiled splash surrounds, space for appliances, sealed unit double glazed sash window overlooking communal grounds.

The lounge area:

Comprises: a digital wall-mounted electric heater, television and telephone points, sealed unit double glazed sash window overlooking communal grounds.

From hallway doors give access to bedroom and bathroom.

Bedroom:

13'3 max into recess reducing down to 11'9 x 9'2 (4.04m max into recess reducing down to 3.58m x 2.79m)

Having sealed unit double glazed window overlooking communal grounds and car park, built-in mirror fronted wardrobe, digital wall-mounted electric heater.

Bathroom:

7'4 x 5'10 (2.24m x 1.78m)

Having a white suite comprising: a panelled bath with shower over and folding shower screen to side, wash basin set to a vanity unit with fitted store cupboard below, WC with hidden cistern, sealed unit double glazed sash window overlooking car park and communal grounds, digital wall-mounted electric heater, vinyl floor covering, part tiled to walls, extractor fan, strip light with built-in shaver point.

Outside:

Nearby is 1 allocated car parking space and well maintained communal grounds.

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 357000 choose OPTION 1 (SALES).

Disclaimer:

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

