



10 Upper Blackfriars, St Mary's Water Lane, Shrewsbury,  
Shropshire, SY1 2BA

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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:

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**Offers In The Region Of £159,995**

Viewing: strictly by appointment  
through the agent



Occupying a pleasant position within this highly desirable development constructed by renowned local builder Shropshire Homes this is a particularly spacious, well presented one double bedroom ground floor apartment. The apartment boasts pleasing features some of which include: modern open plan lounge/diner/kitchen, double bedroom with fitted wardrobe, an exclusive rear courtyard, sealed unit double glazing and NO UPWARD CHAIN.

Next to the development there is an attractive residence meadow having picnic benches and a stunning outlook towards the Old Gay Meadow, English Bridge and River Severn. This apartment will appeal to many buyers and early viewing comes highly recommended by the selling agent.

#### Accommodation

Communal entrance hallway, reception hall, open plan lounge/diner/kitchen, double bedroom with fitted double wardrobe, bathroom, exclusive rear enclosed courtyard, conveniently situated car parking space, residence meadow having picnic benches and a superb outlook towards to Old Gay Meadow, English Bridge and River Severn, electric heating, sealed unit double glazing. NO UPWARD CHAIN

Communal entrance door gives access to:

#### Communal hall

Door then gives access to:

#### Hallway

Having night storage heater, wall mounted telephone intercom system.

Door from hallway gives access to:

#### Modern open plan lounge/diner/kitchen

17'5 x 12'3

The lounge/diner area comprises: two sealed unit double glazed sash windows overlooking the development and towards Lower Blackfriars and beyond, dado rail, wall lights points, coving to ceiling, TV and telephone points.

The kitchen area comprises: eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fridge freezer, free standing washing machine, spot lights to ceiling, tiled floor, fitted worktops with inset stainless steel sink with mixer tap over, coving to ceiling.

From hallway doors give access to: Double bedroom and bathroom

#### Double bedroom

12'4 x 11'4

Having coving to ceiling, built-in double wardrobes, wall mounted electric heater, TV aerial point, sealed unit double glazed French doors giving access to private courtyard.

#### Bathroom

8'0 x 5'11

Having a three piece white suite comprising panelled bath with wall mounted electric shower, glazed shower screen to side, low flush WC, pedestal wash hand basin, sealed unit double glazed sash windows to rear, vinyl tiled effect floor covering, wall mounted extractor fan, shaver point, wall mounted pull cord electric heater, airing cupboard, part tiled to walls.

#### OUTSIDE

to the front of the property there is conveniently situated private allocated carparking space. To the rear of the apartment there is a exclusive private enclosed paved courtyard with pleasing aspect and outside lighting point. To the side of the Blackfriars development there is a pleasing residence meadow which has picnic benches and a delightful aspect towards the Old Gay Meadow, English Bridge and River Severn.

#### Services

Mains water, electricity, 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

#### Tenure

We are advised that the property is LEASEHOLD

#### WITH A SHARE OF FREEHOLD

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

Approximate Length of lease remaining is 124 years remaining

No ground rent as all apartments own a share in the freehold

Service charge £1022.70 current annual rate inc meadow

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

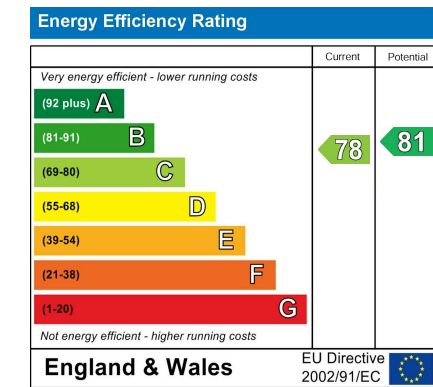
#### Mortgage Services

We offer a 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.



## FLOORPLANS

Ground Floor

