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SY2 5BH

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The Property Misdescriptions Act

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**Offers in the region of £124,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Constructed by Fletcher Homes, this is an immaculately presented, spacious and modern, one double bedroom second floor apartment. The apartment would be an ideal purchase for a number of potential purchaser(s) including first-time buyers / investors.

The apartment is situated within this favoured, extremely convenient location, being in close proximity to a wide variety of local amenities and walking distance to the Shrewsbury town centre, along with tranquil riverside walks. The apartment is well placed for easy access to the local by-pass linking up to the M54 motorway network, with a viewing being recommended by the selling agent, for the apartments accommodation and size to be fully appreciated.

**Accommodation:**

Communal entrance hallway, entrance vestibule, reception hallway, spacious lounge, modern kitchen / diner, double bedroom, bathroom, electric heating, double glazing, allocated car parking space.

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

**Communal entrance:**

With stairs rising to:

**Second floor:**

Where the apartment entrance door gives access to:

**Entrance vestibule:**

Having radiator, cupboard housing electricity heating system and hot water tank. Door then gives access to:

**Reception hallway:**

Having radiator, wall-mounted telephone intercom system, storage cupboard. Access from reception hallway gives access to loft space. Door from hallway gives access to:

**Lounge:**

17'4 max into recess x 10'11 (5.28m max into recess x 3.33m)

Having part sloping ceiling, radiator, velux roof window, upvc double glazed window, radiator. Access is then given from lounge to:

**Modern kitchen / diner:**

14'11 max x 10'2 max (4.55m max x 3.10m max)

Having part sloping ceiling, a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset stainless 1 1/2 sink drainer unit with mixer tap over (space for appliances), velux roof window, radiator, vinyl floor covering.

From hallway doors give access to bedroom and modern bathroom.

**Bedroom:**

5'7 x 8'11 (1.70m x 2.72m)

Having two velux roof windows, radiator, built-in mirror fronted double wardrobe.

**Spacious modern bathroom:**

Having a three piece suite comprising: Panelled bath with shower attachment off taps, pedestal wash hand basin, low flush wc, velux roof window, part tiled to walls, radiator, shaver point and extractor fan to ceiling.

**Outside:**

Outside there is one 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

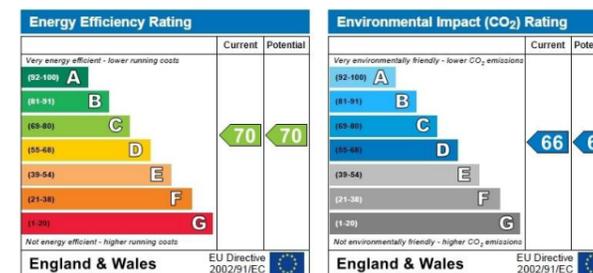
enquiries.

**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**

