

**Flat 2 Whitehall Mews, Monkmoor Road, Shrewsbury,
SY2 5DA**

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Offers in the region of £129,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying an extremely convenient location within walking distance to a variety of excellent, independent and major amenities, tranquil riverside walks and the historic town centre of Shrewsbury. This is an exceptionally well presented and well proportioned two bedroom ground floor apartment with allocated car parking. This apartment will be of interest to a number of buyers and an early viewing comes highly recommended by the selling agent.

Accommodation:

L-shaped reception hallway, lounge, secondary hallway, kitchen, two bedrooms, bathroom, allocated car parking space, pleasant communal outside space, sealed unit double glazing, gas fired central heating, NO UPWARD CHAIN.

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

Sealed unit double glazed entrance door with canopy over gives access to:

L-shaped hallway:

Having telephone point, radiator, wood effect laminate flooring, recessed spotlights to ceiling, wall-mounted intercom telephone system, store cupboard with fitted hanging rail. Door from L-shaped hallway gives access to:

Lounge:

15'5 x 13'3 (4.70m x 4.04m)
Having two sealed unit double glazed windows, two radiators, coving to ceiling, wall-mounted thermostat control unit and wood effect laminate flooring. Door then gives access to:

Secondary hallway:

Having sealed unit double glazed window to the front of property.

From L-shaped hallway doors then give access to kitchen, two bedrooms and bathroom.

Kitchen:

8'5 x 7'10 (2.57m x 2.39m)

Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring stainless steel gas hob with cooker canopy over, free-standing washing machine and fridge freezer, cupboard housing gas fired combination boiler, tiled splash surrounds, tiled effect flooring, sealed unit double glazed window to rear, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

Bedroom:

9'6 x 8'1 excluding recess (2.90m x 2.46m excluding recess)
Having sealed unit double glazed window to front, radiator, built-in wardrobe.

Bedroom:

10'11 x 8'8 excluding recess (3.33m x 2.64m excluding recess)
Having sealed unit double glazed window to front, radiator, built-in wardrobe with fitted hanging rail.

Bathroom:

Having a three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin, low flush wc, radiator, tiled floor, part tiled to walls and mirror fronted bathroom cabinet.

Outside:

To the side of the apartment block (which faces the Abbey Foregate and Monkmoor Road), there is a low maintenance outside space. The vendors informs us that this space can be used by any potential buyer of Flat 2 which makes this a pleasing feature of the apartment. In the nearby residents car park there 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 but this has not been verified and

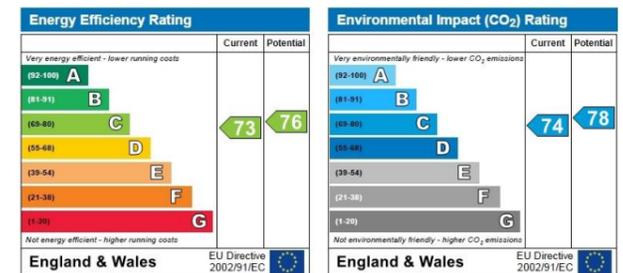
confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

