

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

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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 £249,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Located within the heart of the medieval town centre of Shrewsbury within an attractive converted Grade II listed Georgian building, this is a luxury contemporary and spacious two double bedroom second floor apartment. With its traditionally high ceilings, the Georgian property offers bright and airy accommodation throughout. The stylish living includes: a contemporary open plan lounge / kitchen / diner with a range of built in appliances and Walk Out balcony, having a delightful outlook towards St Alkmund's church and square, two double bedrooms, one of which having a ensuite shower room plus a further separate wet room. The apartment is within striking distance of a variety of major and independent shopping facilities, restaurants, bars etc which makes this superb apartment a highly desirable purchase for many potential buyers. Viewing comes highly recommended by the selling agent.

Accommodation

Secure video entrance to communal hallway, entrance hallway, study, impressive contemporary open plan kitchen / lounge / diner (the kitchen is a German kitchen with Siemens electric oven and a variety of other branded integrated appliances), master bedroom with custom fitted shutters, large built in double wardrobe with ensuite shower room with Villeroy and Boch sanitaryware, further double bedroom with large fitted shelved store cupboards with built in filing cabinet, luxury wet room with Villeroy and Boch sanitaryware, Walk Out balcony with a lovely aspect with views towards St Alkmund's church, communal bin store, secure parking available a short walk from the apartment, gas fired central heating. Viewing is highly recommended.

Secure video communal entrance hallway gives access to communal hall with stairs rising to:

Communal Landing

Door then gives access to:

Reception Hallway

Having LED spotlights to ceiling, built in double store cupboard. Square arch from hallway gives access to:

Study

7'11 x 7'11 (2.41m x 2.41m)
Having wall mounted intercom telephone system, LED spotlights to ceiling. Square arch from sitting room gives access to:

Impressive Contemporary Open Plan Lounge / Kitchen / Diner

22'2 x 14'2 (6.76m x 4.32m)
The kitchen / dining area comprises: a range of contemporary eye level and base units with built in cupboards and drawers, integrated Siemens oven, integrated fridge / freezer, dishwasher, fitted granite

worktops with inset stainless steel sink with mixer tap over, four ring induction hob with wall mounted AEG extractor, ceramic tiled floor, recessed spotlights to ceiling, glazed sash window overlooking neighbouring properties and towards St Alkmund's church. The lounge area comprises: glazed sash window, sealed unit double glazed French doors which give access to walk out balcony with awning. The balcony overlooks neighbouring properties and St Alkmund's church. Radiator, recessed spotlights to ceiling, tv and telephone points

From hallway doors then give access to both double bedrooms and re-fitted wet room.

Bedroom One

15'1 max x 14'8 max (4.60m max x 4.47m max)
Having secondary double glazed sash window with custom fitted shutters, radiator, recessed LED spotlights to ceiling, large built in double wardrobe with storage above. Door then gives access to:

Ensuite Shower Room

Having corner tiled shower cubicle with mixer shower over, wall hung wash hand basin, low flush wc, secondary double glazed sash window to front, recessed spotlights and extractor fan to ceiling, mirror fronted bathroom cabinet, part tiled to walls, heated chrome-style towel rail.

Bedroom Two

14'6 x 9'4 (4.42m x 2.84m)
Having secondary double glazed sash window to front, LED recessed spotlights to ceiling, radiator, floor mounted air conditioning unit, large fitted store cupboard providing a useful range of shelved storage which can be easily dismantled to provide additional floor space, built in filing cabinet,

Re-fitted Wet Room

Having wall mounted drench shower with contemporary glazed curved shower screen to side, Villeroy and Boch wall hung wash hand basin with mixer tap over, low flush wc, tiled floor, part tiled to walls, mirror fronted bathroom cabinet, recessed spotlights to ceiling, extractor fan, heated chrome-style towel rail.

Outside

From the lounge / diner there is a superb Walk Out balcony with awning and has a pleasing aspect towards St Alkmund's church. This area provides an ideal space for barbecuing and 'al fresco' dining.

Agents Note

The current vendor rents a parking space at a cost of £150 inc vat pcm at Princess House (just off The Square in the Shrewsbury town centre). The vendor has informed the selling agent that this parking space is

transferable if any prospective purchasers of the apartment require town centre parking.

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

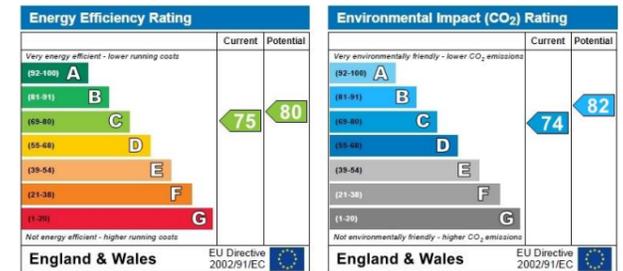
We are advised that the property is leasehold and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

