



302 The Cedars, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6BY

www.hbshrop.co.uk



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.

Offers In The Region Of £159,950

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this spacious, well presented and improved two bedroom ground floor retirement apartment for the over 55's. The apartment is situated on the approach level on this award winning development, due its enviable location, there are no stairs and the use of the lift is not required to access the apartment. The apartment has been newly decorated throughout, and is within easy reach of a variety of excellent local amenities, including Sainsburys local supermarket, Asda,, Home Bargains a variety of independent shops and restaurants, as well as the medieval town centre of Shrewsbury. Early viewing comes highly recommended.

Accommodation

Communal entrance hallway, hallway, lounge/diner, re-fitted modern kitchen, two double bedrooms, fitted shower room, ample communal and visitor parking, well maintained communal grounds, upvc double glazing, electric heating. NO UPWARD CHAIN. Viewing is recommended.

Secure intercom operated communal entrance door gives access to:

Communal hallway

Where the apartment is the first apartment of the left hand side access via entrance door which gives access to:

Hallway

Having digital controlled electric heater, wall mounted telephone intercom system and pull cord emergency system, system storage cupboard with fitted consumer units, further store cupboard housing speed flow water heater.

From hallway door gives access to:

Lounge/diner

16'6 x 10'1 excluding recess
Having two upvc double glazed windows, coal effect electric fire set to marble style hearth with decorative fire surround, two digital control electric heaters, coving to ceiling.

Folding door from lounge/diner gives access to:

Re-fitted kitchen

7'9 x 5'10
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, floor covering, upvc double glazed window to side.

From hallway doors then give access to: Two double bedrooms and re-fitted shower room.

Bedroom one

14'11 x 9'4
Having upvc double glazed window with pleasing aspect, range of fitted bedroom furniture which include: two double wardrobes, bedside cabinets and chest of drawers

Bedroom two

12'9 x 6'10
Having upvc double glazed window with pleasing aspect.

Re-fitted shower room

Having a large tiled walk-in shower cubicle with wall mounted electric shower and contemporary glazed shower screen to side, low flush WC, wash hand basin with mixer tap over, storage cupboard below, vinyl floor covering, part tiled to walls, heated chrome style towel rail, wall mounted pull cord electric heater.

Outside

There is ample residence and visitors parking and well maintained communal grounds.

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

55 square metres for the property.

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 150 years from the 1st July 1988
Ground rent per annum N/A
Service charge £2594.30 per annum
Ground rent review date and increase N/A
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).

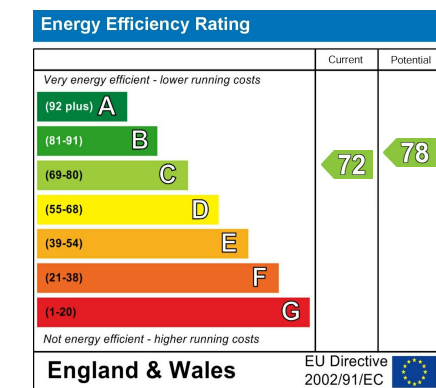
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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



FLOORPLANS

Ground Floor

