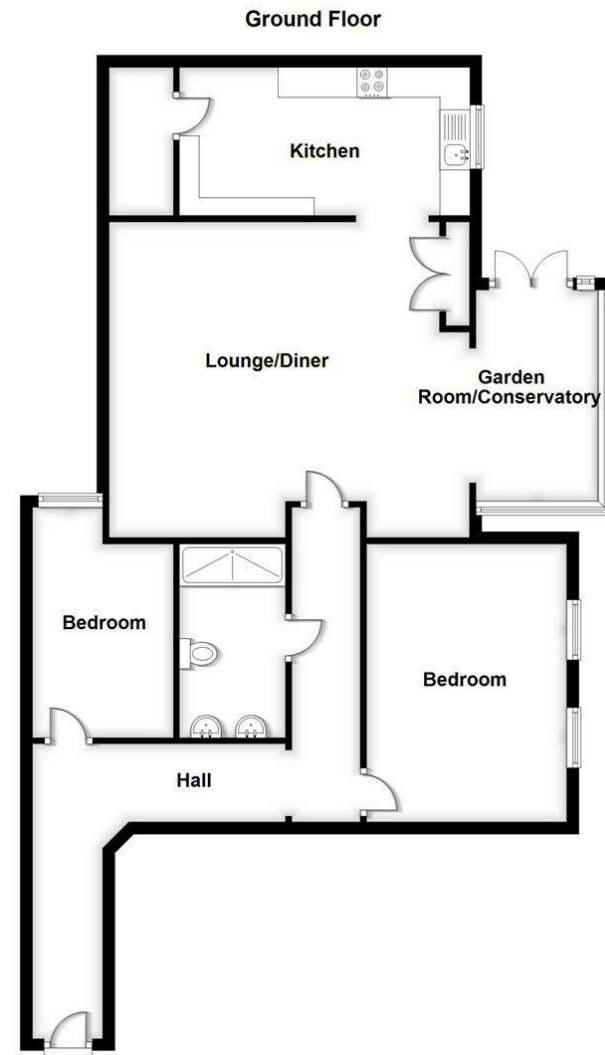


Apartment 2 The Woodlands, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6LT

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

Offers In The Region Of £357,500

Viewing: strictly by appointment
through the agent

Accommodation

Impressive communal entrance hallway, large reception hall, attractive lounge / diner, upvc double glazed conservatory / garden room, contemporary kitchen / breakfast room, generous sized master bedroom with fitted wardrobes, bedroom two mezzanine area, modern shower room, outside contemporary office / summer house, private rear enclosed gardens, driveway, single detached garage, gas fired central heating and sealed unit double glazing. Viewing is essential

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

Communal entrance door

Gives access to:

Impressive communal hallway

With entrance door to:

Reception hallway

Having cornicing and recessed spotlights to ceiling, wall-mounted telephone intercom system, two radiators, tiled floor. Door from reception hallway gives access to:

Attractive lounge / diner

17'9 max x 14'6 max

Having part tiled floor and raised living space with oak floor, two column radiators, cornicing to ceiling, large shelved storage cupboard. Arch from lounge / diner gives access to:

Upvc double glazed conservatory / garden room

10'2 x 6'9

Having a brick base, a range of upvc double glazed windows overlooking the apartments rear gardens, polycarbonate roof.

Square arch from lounge / diner gives access to:

Attractive kitchen / breakfast room

15'1 x 8'1

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and drainer unit with mixer tap over, integrated appliances which include, dishwasher, oven with four ring hob with cooker canopy over, fridge freezer and washing machine, tiled floor, cornicing to the ceiling, loft access, recessed spotlights to ceiling, wine rack, glass display cabinet, wall-hung radiator, cupboard housing brand new gas fired central heating heating boiler, upvc double glazed window overlooking the apartments garden.

From reception hallway doors give access to two bedrooms and modern shower room:

Bedroom one

14'1 excluding wardrobe recess x 10'11

Having two sealed unit double glazed windows overlooking the apartments rear gardens, large fitted wardrobe, dressing area, column radiator, coving to ceiling.

Bedroom two

12'2 x 7'6 max

Having fitted wardrobe, chest of drawers, bedframe and radiator. A metal ladder then gives access to:

Mezzanine area

Having cornicing to ceiling, glazed window, television aerial point.

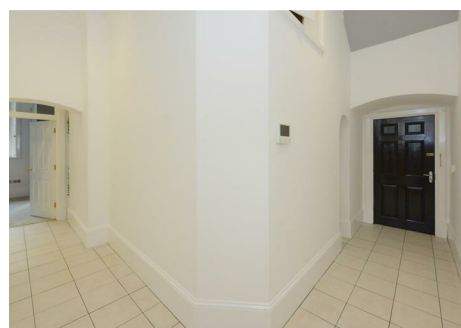
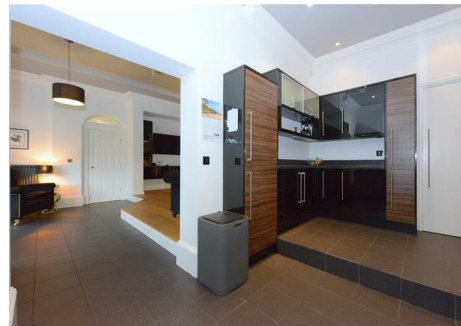
Modern shower room

Have a large double width shower cubicle with mixer shower over, his and hers wash hand basins with mixer taps over, storage cupboards below, low flush WC, vinyl tiled effect floor covering, heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

Outside

Single detached garage and driveway. Opposite there is ample visitor car parking.





Rear gardens

To the rear of the apartment there is an attractive, particularly private and enclosed rear garden comprising: paved patio area, raised beds, slated sections, raised decked area. Within the gardens there is a

Contemporary outside office / summer house

Having fitted light, power points, aluminum glazed windows and French doors. 2 The Woodlands also has access to the delightfully landscaped communal grounds and woodland.

Agents Note

There is an option to purchase a detached double garage, along with further parking via separate negotiation if required (photo within these particulars), which has been constructed to a very high standard.

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 the property is leasehold with a share of the freehold. This has not been verified and will be confirmed by the vendors solicitors during pre-contact enquires.
Length of lease remaining: 106 years with a share of the FREEHOLD
Maintenance combined with the service charge - £125.00 PCM

Council Tax Banding D

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 for 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	