



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

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**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.
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**Offers In The Region Of £159,995**

Viewing: strictly by appointment through the agent

Occupying a superb position on this popular retirement development for the Over 55's. This is a well maintained, well presented and spacious two double bedroom first floor apartment which boasts a pleasing covered walk-out balcony. The Cedar is located within this sought after residential location within walking distance to a variety of excellent amenities, a variety of Independent restaurants/cafes and tranquil riverside walks along the River Severn which then leads to the Shrewsbury town centre. Viewing is recommended by the selling agent.

#### Accommodation

Secure communal entrance, communal stairs/lift giving access to first floor landing, entrance hallway, spacious bright and airy L shaped lounge/diner with covered walk-out balcony, attractive kitchen, master bedroom with fitted wardrobes and dressing table, guest bedroom with fitted double wardrobe, re-fitted shower room, beautifully kept communal grounds, ample residence and visitor parking spaces, upvc double glazing, electric heating. NO UPWARD CHAIN. Viewing is recommended

Secure communal entrance gives access to:

#### Communal hallway

With communal stairs and lift rising to first floor communal landing.

Door then gives access to:

#### Hallway

Having wall mounted digital electric heater, wall mounted emergency pull cord system and telephone intercom system, part shelved store cupboard and cupboard housing electric hot water tank.

Door from hallway gives access to:

#### L shaped lounge/diner

25'1 x 15'4 max reducing down to 10'1  
This spacious L shaped lounge/diner offers a pleasing aspect having two upvc double glazed windows, two digital wall mounted electric heaters, electric fire set to a marble style hearth with decorative fire surround, coving to ceiling,

Double glazed sliding door gives access to:

#### Covered walk-out enclosed balcony

Providing a pleasing aspect over the developments communal grounds.

Double doors from lounge/diner gives access to:

#### Kitchen

12'1 x 4'10  
Having eye level and base units with built-on cupboards

and drawers, fitted worktops with inset sink drainer unit with mixer tap over, upvc double glazed window with pleasing aspect over communal grounds, vinyl floor covering.

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

#### Bedroom

11'1 x 10'10  
Having a wide range of fitted wardrobes, eye level storage cupboards and centralised dressing area, upvc double glazed windows with pleasing aspect over the developments communal grounds, wall mounted digital electric heater

#### Bedroom

10'3 max reducing down 8'5 x 6'8  
Having fitted double wardrobe, upvc double glazed window with pleasing aspect over the developments communal grounds, wall mounted electric heater.

#### Re-fitted shower room

Having a large walk-in tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, heated towel rail, wall mounted strip light with built-in shaver point, extractor fan, pull cord electric heater.

#### Outside

There are well maintained communal grounds along with ample residence and visitor parking spaces.

#### 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

#### Tenure

We are advised that the property is LEASEHOLD

Approximate Length of unexpired lease is 115 years

Service charge - £2,594.30 (Please note: this paid for the period 1 December 2021 to 30 November 2022)

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).

#### Disclaimer

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

#### Lease/service charge details

The vendor informs us of the following with regards to service charges/ground rent etc.

\*Years left on current lease - lease is 150 years from 1 July 1988  
\*Ground rent paid per year - N/A  
\*Service charge paid per year - £2,594.30 service charge was paid for the period 1 December 2021 to 30 November 2022  
\*Ground rent review period and increase - N/A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

### Ground Floor

