



Flat 1, 54 Mardol Gardens, Town Centre, Shrewsbury,
Shropshire, SY1 1PP

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.
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Offers In The Region Of £305,000

Viewing: strictly by appointment through the agent

Situated within a Grade II listed building, this is an extremely impressive, much improved, spacious and beautifully presented two bedroom first floor Penthouse apartment. The property boasts an instant 'wow' factor having a large open plan lounge/diner with high vaulted ceilings, re-fitted kitchen with range of built-in appliances, stylish re-fitted shower room, two double bedrooms, one of which is a feature mezzanine bedroom which overlooks the impressive living area. The Penthouse apartment is located within the River Severn Loop in the heart of the medieval town centre of Shrewsbury. The county town has an extensive range of shopping facilities which include: supermarkets, banks, bars, restaurants, cathedral, theatre and tranquil riverside walks leading to the Quarry park. The town has also noted for exceptional schools within the state and independent sectors. The vendor has informed that all fixtures and fittings within the Penthouse can be included in the sale if required and subject to negotiation. Viewing is truly highly recommended for this superior apartment to be fully appreciated.

Accommodation

Communal entrance hall, impressive open plan lounge/diner with featured vaulted ceilings, inner hallway, re-fitted kitchen with built-in appliances, stylish re-fitted shower room, large featured mezzanine Penthouse first floor bedroom, further ground floor double bedroom with walk-in wardrobe, gas fired central heating, all fixtures and fittings can be included subject to negotiation. NO UPWARD CHAIN, Town centre location,. Viewing is essential.

Secure gated access leads to communal hallway with stairs rising to:

Communal hall first floor

Door then gives access to:

Impressive open plan lounge/diner

24'5 x 23'10

Having feature vaulted ceiling with molded corning, exposed wooden flooring, four antique style radiators, range of glazed windows to front and rear, wall light points, wall mounted telephone intercom system.

Door from lounge/diner gives access to:

Inner hallway

Having wall mounted gas fired central heating boiler, LED recessed spotlights to ceiling.

From inner hallway wooden framed glazed door gives access to:

Re-fitted kitchen

10'2 x 8'0

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring induction hob with cooker canopy over, integrated fridge and freezer, tiled splash surrounds, exposed wooden flooring, heated towel rail, recessed LED spotlights to ceiling.

Door from inner hallway gives access to:

Stylish re-fitted shower room

Having a large tiled walk-in shower cubicle, drench shower over and antique style mixer tap off, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, vinyl period effect flooring, antique style radiator with heated towel rail, glazed window to rear, recessed spotlights to ceiling, wall mounted extractor fan.

Door from lounge/diner gives access to:

Bedroom

10'2 x 7'2

Having glazed window to front, walk-in wardrobe.

From lounge/diner stairs rise to:

Feature mezzanine bedroom

24'6 x 10'5

This feature bedroom comprises: a range of glazed windows, feature ceiling with recessed LED spotlight and TV aerial point.

Services

Mains water, electricity, drainage and gas 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 A

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: 120 years from December 2020.
Ground rent: £150.00 per annum.
Ground rent review and increase: Ground rent cost doubles every 20 years.
Service charge Approx £1000.00 per annum, which includes insurance.
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).

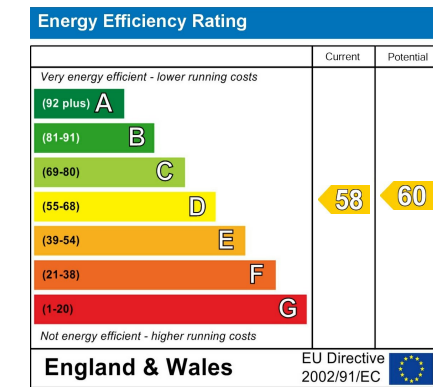
Referral fee disclaimer

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

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Disclaimer

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



FLOORPLANS

