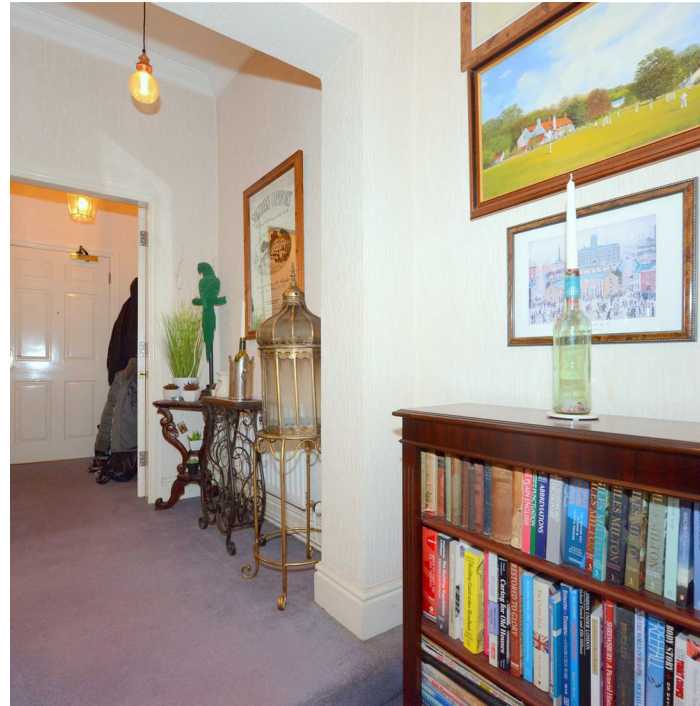


Apartment 1, 1a Quarry Place, Shrewsbury, Shropshire,
SY1 1JN

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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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 £170,000

Viewing: strictly by appointment through the agent

Located within this desirable town centre location, within a stones throw away from the Quarry park with tranquil riverside walks, this is a particularly spacious and well presented one double bedroom ground floor apartment. The property boasts high ceilings throughout, an impressive lounge with feature walk-in glazed sash bay window, double bedroom and bathroom. The apartment forms part of a small select development within the heart of the medieval town centre of Shrewsbury close to all local independent major amenities, restaurants etc. This apartment will be ideal purchase for a number of buyers and early viewing comes highly recommended by the selling agent.

Accommodation

Communal entrance hall, entrance vestibule, hallway, impressive lounge with large walk-in bay, attractive kitchen/diner, double bedroom, bathroom, gas fired central heating, glazed sash windows. Viewing is recommended.

Communal entrance with entrance door leading to:

Entrance vestibule

Having radiator, coving to ceiling.

Door then gives access to:

Hallway

Having coving to ceiling, shelved linen store cupboard.

Door from hallway gives access to:

Impressive bay fronted lounge

16'6 x 15'10 max into bay
Having large walk-in bay with four glazed sash windows, marble style hearth with decorative fire surround, two radiators, picture rail, coving to ceiling.

Door from hallway gives access to:

Attractive kitchen/diner

12'1 x 9'8
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, washing machine, oven, four ring gas hob with concealed cooker canopy over, cupboard housing gas fired central heating, glazed sash window to front, tiled splash surrounds, vinyl tiled effect floor covering, radiator, coving to ceiling, telephone point.

Door from hallway gives access to: Double bedroom and bathroom.

Bedroom

11'11 x 9'11
Having glazed sash window to front, radiator, coving to ceiling.

Bathroom

Having a three piece white suite comprising: panelled bath with shower over plus hand-held shower attachment off taps, pedestal wash hand basin, low flush WC, glazed sash window, part tiled to walls, radiator, shaver point and wall mounted strip light.

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 B

Tenure

We are advised that the property is LEASEHOLD with share of FREEHOLD.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 987 years
Ground rent N/A
Service charge £50.00 per annum
Ground rent review date and price 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

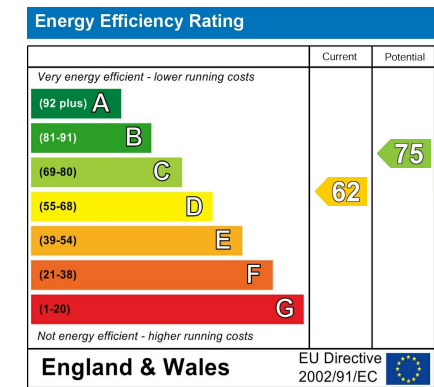
We offer a no obligation mortgage service through our in house Independent Financial Advisor.
Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

