

10 Abbey Wharf Mill Road, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6AY

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 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 £152,500

Viewing: strictly by appointment through the agent

This is a well presented and particularly spacious one double bedroom first floor apartment, situated on a modern development and occupying a particular secluded yet highly convenient position. Abbey Foregate is within striking distance of an array of excellent amenities, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises of the following: Communal entrance hall with lift and stairs, communal first floor landing, entrance hall, modern open plan L shaped lounge/diner/kitchen, double bedroom with built-in wardrobe, shower room, electric heating, double glazing, allocated car parking space plus additional visitor parking.

The accommodation in greater detail comprises the following:

Secure communal entrance with lift and stairs rising to first floor.

Door then gives access to:

Hallway

Having wall mounted electric heater.

Door from hallway gives access to:

Modern open plan L shaped lounge/diner/kitchen
17'9 max x 10'7 max reducing down to 9'0

The lounge/dining area comprises: wall mounted electric heater, TV and telephone points, double glazed window with pleasing aspect to rear. The kitchen area comprises eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob and stainless cooker canopy over, integrated washer dryer with matching fascia, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled effect vinyl floor covering, wall mounted telephone intercom system,

Door from hallway gives access to: Double bedroom and shower room

Bedroom

11'1 x 10'6 max into wardrobe recess reducing down
Having double glazed window with pleasing aspect to rear, built-in double wardrobe which is housing the hot water tank cylinder unit, wall mounted electric heater.

Shower room

Having tiled corner shower cubicle, wall mounted wash hand basin with mixer tap over, low flush WC, fitted strip light with built-in shaver point, mirror fronted bathroom cabinet, heated chrome style towel rail, extractor fan to ceiling, vinyl floor covering.

Outside

There is one allocated private car parking space plus additional visitor parking.

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 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 is 250 years from 2013

Ground rent - the vendor informs us there is no ground rent payable.

Ground rent review date and price increase - the vendor informs us there is no ground rent payable.

Service charge £117.60 per month

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

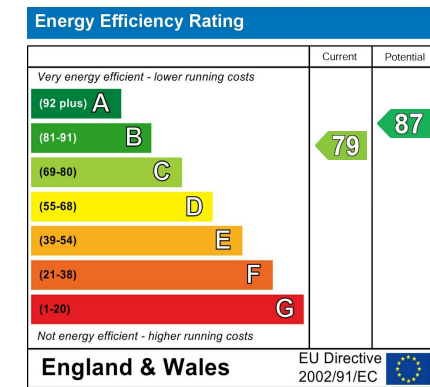
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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

