

8 Kingsland Bridge Mansions Murivance, Shrewsbury,
Shropshire, SY1 1JF

www.hbshrop.co.uk



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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 £269,500

Viewing: strictly by appointment through the agent

Located within this historic Grade II listed former Eye, Ear and Throat Hospital. This is a spacious, well presented and improved two double bedroom second floor apartment. Kingsland Bridge Mansions is a striking neo- Gothic style building which was sympathetically converted by renowned local builders Shropshire Homes in 2001. 8 Kingsland Bridge Mansions occupies an enviable position within the much coveted Loop of the River Severn, close to the excellent amenities of the Shrewsbury town centre, striking distance of the Quarry Park with tranquil riverside walks along with highly regarded schooling. This apartment has the added benefit of being offered for sale with NO UPWARD CHAIN. The accommodation briefly comprises of the following: Secure communal entrance, second floor communal landing, reception hallway, bright and airy lounge, kitchen/diner, master bedroom with dressing area and en-suite shower room, further double bedroom, stylish re-fitted shower room, beautifully kept communal grounds, allocated car parking space, electric heating, secondary double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entrance with communal stairs rising to:

Second floor communal landing

Door gives access to:

Reception hallway

Having coving to ceiling, cupboard housing pressurised water system, wall mounted intercom telephone system.

Door from reception hallway gives access to:

Lounge

18'7 x 11'6

Having three large secondary double glazed windows with pleasing aspect to front, night storage heater, coal effect electric fire set to a marble style hearth with decorative fire surround, picture rail, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/diner

14'0 x 7'11

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with cooker canopy over, tiled splash surrounds, tiled floor, wall mounted electric heater, secondary double glazed window, LED recessed spotlights to ceiling.

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

Bedroom with adjoining dressing area

18'0 max into dressing area reducing down to 12'2

Having secondary double glazed window with pleasing aspect to front, night storage heater, coving to ceiling, picture rail.

Dressing area comprises: two mirror fronted double wardrobes.

Door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin with low flush WC, wall mounted pull cord electric heater, extractor fan to ceiling.

Bedroom

13'3 x 9'4

Having range of wardrobes, secondary glazed window, night storage heater.

Re-fitted shower room

Having a stylish suite comprising, large walk-in tiled shower cubicle with drench shower over, low flush WC with hidden cistern, molded wash hand basin set to vanity unit, wall mounted mirror fronted bathroom cabinet, extractor fan to ceiling, vinyl wood effect floor covering, wall mounted pull cord electric heater.

Outside

To the rear of Kingsland Bridge mansions there are beautifully kept communal grounds and one allocated car parking space for the apartment.

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 D

Tenure

We are advised that the property is LEASEHOLD with a share of the FREEHOLD

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 199 years from the 1st January 2001

Ground rent: N/A

Service charge: The last annual service charge was £1324.00 for 12 months.

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).

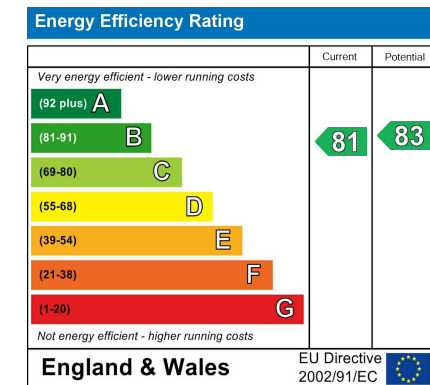
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

