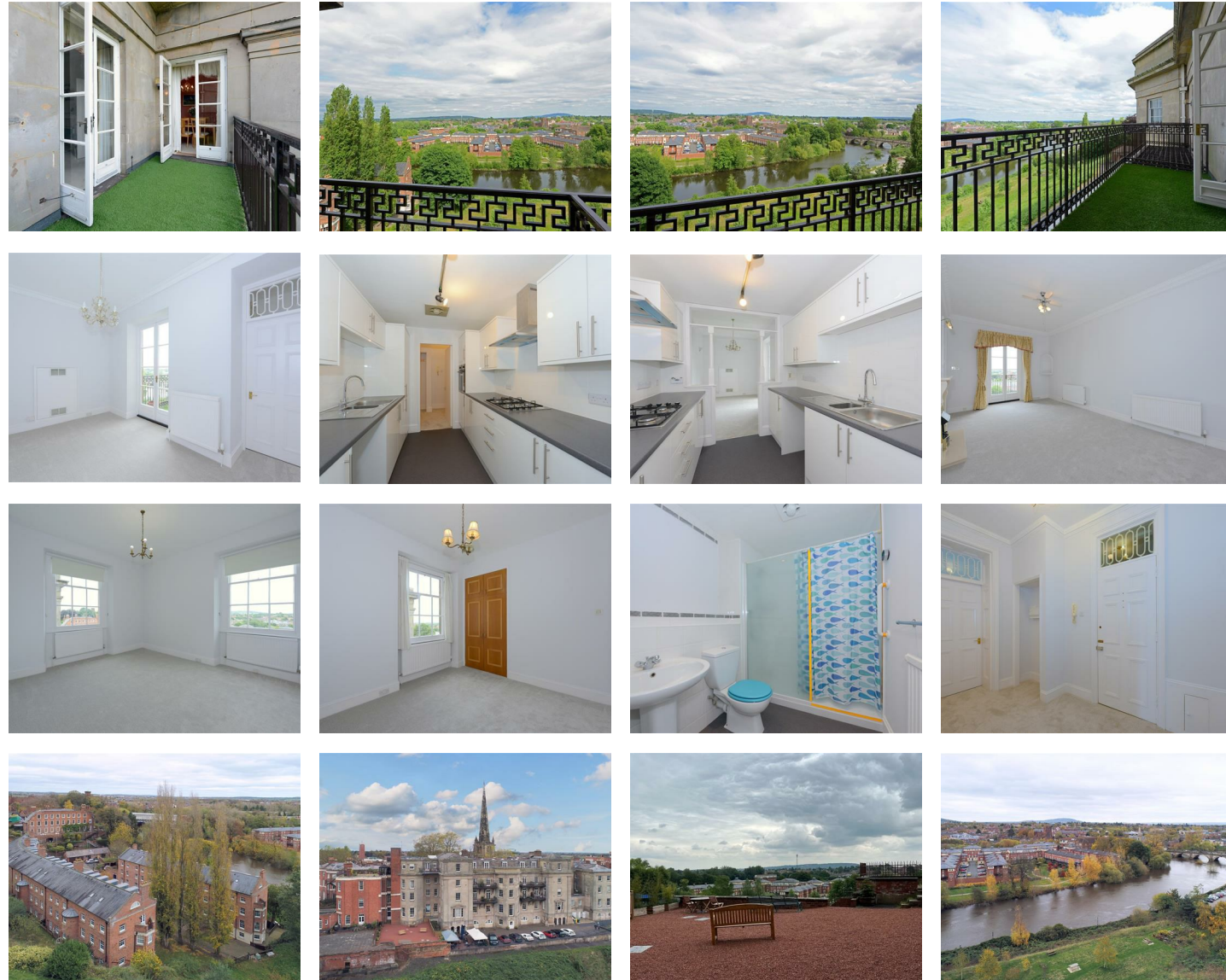


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Important Notice - please read carefully

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 give notice that:

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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Located within this extremely attractive Grade II listed building. This is a recently renovated spacious and well proportioned two double bedroom luxury second floor apartment, which occupies a superb position having the benefit of large walk-out balcony which takes full advantage of the fantastic panoramic views over the River Severn and towards Abbey Foregate, Haughmond Hill, The Wrekin and beyond. The property is situated within the heart of the historic town centre of Shrewsbury within striking distance of an excellent variety of fashionable and extensive range of social and leisure facilities, restaurants, shops, railway station and tranquil riverside walks leading to the Quarry park. This property is being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Secure communal entrance with stairs and lift, reception hallway, spacious lounge, separate dining room, brand new re-fitted kitchen, two double bedrooms, shower room, gas fired central heating, large walk-out balcony with spectacular panoramic views over the River Severn and towards Abbey Foregate, Haughmond Hill, The Wrekin and beyond, recently re-decorated and brand new carpets/flooring throughout, communal outside terrace. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Secure communal entrance with communal stair case and lift gives access to:

Second floor

Entrance door then give access to:

Reception hallway

Having coving to ceiling, wall mounted telecom system, airing cupboard with hot water tank cylinder unit in addition to a large storage area (above kitchen).

From reception hallway door gives access to:

Lounge

20'8 x 11'2
Having coving to ceiling, two radiators, coal effect fire set to a marble style hearth with decorative fire surround, telephone point..

Door from lounge gives access to:

Dining room

13'10 x 7'9
Having coving to ceiling, radiator, concealed gas fire central heating boiler.

Access from dining room and door from reception hallway gives access to:

Brand new re-fitted kitchen

9'10 x 7'4
Having eye level and base unit with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, integrated fridge freezer, four ring gas hob with cooker canopy over, tiled splash surrounds, (space for a washing machine), vinyl flooring.

From reception hallway doors then give access to two double bedrooms and shower room.

Bedroom

12'7 x 10'10
Having glazed sash window with stunning views over the River Severn and towards Abbey Foregate, Haughmond Hill, The Wrekin and beyond. Additional glazed sash window to side with pleasing aspect towards neighbouring property's and the Shrewsbury Castle, two radiators built-in double wardrobe, telephone point.

Bedroom

10'10 x 9'5
Having glazed sash window with pleasing aspect toward neighbouring properties, Castlefields and beyond, radiator, built-in double wardrobe.

Shower room

Having a large walk-in shower cubicle with shower over, low flush WC, pedestal wash hand basin, part tiled to walls, radiator, vinyl floor covering, recessed spotlights and extractor fan to ceiling, loft access.

Outside

There is a fantastic walk-out balcony (glazed French doors from lounge and dining room gives access to patio) having spectacular views over the River Severn and towards Abbey Foregate, Coleham, Haughmond Hill, The Wrekin and beyond.

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 D

Tenure

Lease term: 160 years from 31 July 2013
Length of lease remaining: 140 years
Current service charge: £875.74 PA
Ground rent charge: Minimum peppercorn charge

Ground rent review period and increase non applicable

Sinking Fund 2021/22 £1,325.72 (this will be for any future major works for the apartments)
Insurance of £652.90 is (charged separately)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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

