



30 Benbow Quay, Coton Hill, Shrewsbury, Shropshire, SY1 2DL

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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 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 £125,000**

Viewing: strictly by appointment through the agent



Occupying a pleasant position with views towards and over the River Severn. This is a well proportioned and particularly spacious one double bedroom second floor purpose built apartment which was constructed by renowned local builders Shropshire Homes. The apartment enjoys an enviable position within walking distance of the medieval town centre of Shrewsbury with its major shopping and transport facilities including railway and bus stations a short walk away. There are also excellent road networks including easy access to the Shrewsbury by-pass with M54 link to the West Midlands. This property will be of interest to a number of buyers and viewing is recommended by the selling agent. The accommodation briefly comprises: Communal secure entrance hallway, second floor landing, entrance hallway, L shaped modern open plan lounge/diner/kitchen, large double bedroom, bathroom, allocated car parking space, well maintained communal grounds, sealed unit double glazing, electric heating.

The accommodation in greater detail comprises the following:

Communal intercom system gives access to:

**Communal ground floor**

Communal staircase then rises to:

**Communal second floor landing**

Door then gives access to:

**Hallway**

Having wall mounted electric heater and telephone intercom system, cupboard housing pressurised water system, loft access.

Door from hallway gives access to:

**Open plan L shaped lounge/diner/kitchen**

18'7 max x 16'3 max

The lounge/dining area comprises: wall mounted electric heater, sealed unit double glazed window with pleasing aspect overlooking the River Severn, TV and telephone points. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, integrated oven with four electric hob and stainless steel cooker canopy over, space for further appliances, fitted worktops with inset stainless steel sink with mixer tap over, sealed unit double glazed window with pleasing aspect overlooking the River Severn.

Doors from hallway give access to: Double bedroom and bathroom

**Double bedroom**

15'5 max x 11'3 max

Having sealed unit double glazed window to rear plus additional Velux glazed roof window, fitted double wardrobe, storage cupboard, wall mounted electric heater.

**Bathroom**

Having a three piece white suite comprising; panel bath with shower over, glazed folding shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, extractor fan to ceiling, wall mounted electric heater, strip light with built-in shaver point, vinyl floor covering, part tiled to walls.

**Outside**

There are well maintained communal grounds and one allocated car parking space.

**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 199 years from 2005. Ground rent £100 per annum. Ground rent increase and review date: Reviewed every 50 years, price increase TBC. Service charge £1679.82 per annum. 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).

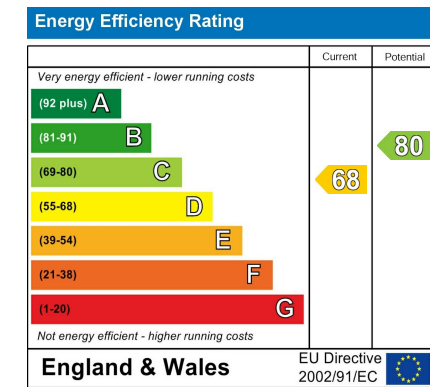
**Referral fee disclaimer**

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**

Approx. 50.4 sq. metres (542.4 sq. feet)

