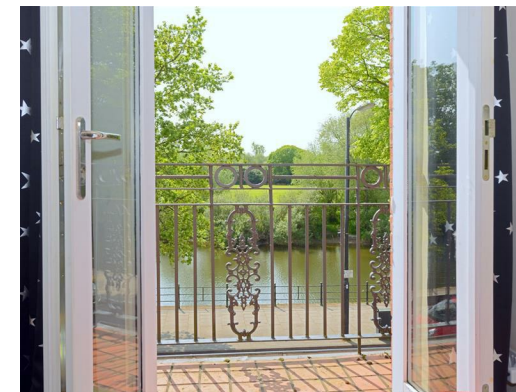


88 Benbow Quay, Coton Hill, Shrewsbury, Shropshire, SY1 2DL

[www.hbshrop.co.uk](http://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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**Offers In The Region Of £170,000**

Viewing: strictly by appointment through the agent

With river views this is a well presented and spacious two bedroom first floor leasehold apartment offered for sale with NO UPWARD CHAIN. The apartment is situated in this convenient location within easy reach of the Shrewsbury town centre and would be an ideal purchase for a number of potential buyers and has the added benefit of an allocated parking space and communal gardens. Viewing is recommended. The accommodation briefly comprises: Secure communal entrance, reception hall, spacious lounge, kitchen/diner, two bedrooms, bathroom, communal gardens, allocated private parking space.

The accommodation in greater detail comprises:

Communal entrance which rises to:

**First floor landing**

Which then gives access to:

**Entrance hallway**

Having wall mounted telephone intercom system, digital control electric heater, cupboard housing pressurised water system.

From hallway door gives access to:

**Spacious lounge**

12'6 x 14'7

Having wall mounted digital control heating, sealed unit double glazed sash windows, sealed unit double glazed French doors with enclosed walk-out balcony which takes full advantage of riverside views.

**Kitchen/diner**

8'5 x 11'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, built-in electric oven, four ring electric hob, stainless steel cooker canopy over, sealed unit double glazed sash windows, wall mounted electric heater.

From hallway door gives access to: Two bedrooms and bathroom

**Bedroom one**

8'5 x 11'5 excluding recess

Having fitted wardrobe, sealed unit double glazed sash window overlooking communal gardens, wall mounted electric heating.

**Bedroom two**

13'0 x 8'0

Having sealed unit double glazed windows overlooking communal grounds and wall mounted electric heater.

**Bathroom**

Having panelled bath with wall mounted mixer shower with glazed folding shower screen to side, wash hand basin set to vanity unit, low flush WC with hidden cistern, light strip with built in shaver point, partially tiled.

**Outside**

Having well maintained communal gardens and one allocated 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 approx 181 years left (Original lease is for 199 years from 1.7.2005)  
Ground rent £100 per annum for 49 years from 1.7.2006  
Then £200 p.a. for next 50 years Then £300 p.a. for next 50 years Then for the last 49 years £400 p.a.  
Service charge paid for period 1.1.23 to 30.6.23 £1004.25  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(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**

