



**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.
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.



Offering exceptionally well-presented, spacious and much improved living accommodation throughout. This is a most appealing, two double bedroom , first floor town centre apartment. The property is situated in the heart of the historic town centre of Shrewsbury within a stones throw from tranquil riverside walks leading to the Quarry Park and an array independent and major amenities, bars, restaurants, Railway Station, Bus Station and the Theatre Severn. This property will e of interest to a number of buyers and an early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Secure communal entrance, communal hallway, communal first floor landing, reception hallway, lounge / diner (with Juliet style balcony), attractive re-fitted kitchen with built-in appliances, master bedroom with re-fitted en-suite shower room, further double bedroom , stylish re-fitted shower room, allocated car parking space within a secure residents car park, access by an electronically operated gate, sealed unit double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entance door gives access to:

#### **Communal hallway**

The communal staircase rises to the:

#### **First floor landing**

Door then gives access to:

#### **Reception hallway**

Having vinyl floor covering, contemporary radiator, two large storage cupboards (one having a radiator). Wooden framed glazed door from entrance hallway gives access to:

#### **Lounge / diner**

18'0 x 14'6

Having two contemporary radiators, two sealed unit double glazed windows, sealed unit French doors giving access out to a Juliet style balcony. Wooden framed sliding door from lounge / diner gives access to:

#### **Re-fitted kitchen**

7'6 x 7'4

Having contemporary eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset sink with mixer tap over, splash tiled surround, double glazed window, recessed spot lights to ceiling, integrated oven with four ring induction hob and cooker canopy over, integrated fridge freezer, washing machine, wine rack, cupboard housing gas fired central heating boiler (which was installed in June 2024), vinyl wood effect floor covering.

From entrance hallway, doors then give access to two double bedrooms and stylish re-fitted shower room.

#### **Bedroom one**

17'3 x 12'9 x 10'5

Having sealed unit double glazed windows with fitted shutters, radiator, wood effect flooring, built-in mirror fronted wardrobe. Door from bedroom one gives access to:

#### **En-suite shower room**

Having tiled shower cubicle, low flush WC, wash hand basin with mixer tap over, fully-tiled to walls, heated

chrome style towel rail, wall-mounted extractor fan, recessed spotlights to ceiling.

#### **Bedroom two**

9'11 x 9'1

Having sealed unit double glazed window to rear with fitted shutters, radiator, built-in double wardrobe, wood effect flooring.

#### **Stylish re-fitted shower room**

Having a large tiled walk-in shower cubicle, wash hand basin set to vanity unit with cupboard below and WC with hidden cistern, tiled floor, fully-tiled to walls, recessed spotlights and extractor fan to ceiling.

#### **Outside**

There is one allocated car parking space within a secure residents car park accessed by an electronically controlled gate.

#### **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 C**

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### **Tenure**

We are advised that the property is Share of the Freehold

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

Approximate Length of lease remaining is 140 years

Ground rent N/A

Service charge £1334 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS

