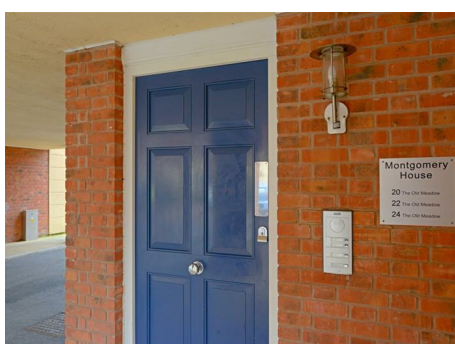
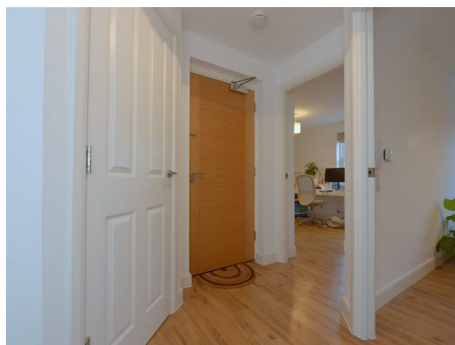




22 The Old Meadow, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6GA

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.
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.

Offers In The Region Of £185,000

Viewing: strictly by appointment
through the agent

Situated on this exclusive gated development, this is a spacious and well proportioned two double bedroom second floor apartment. The property is within striking distance of tranquil riverside walks and the medieval town centre of Shrewsbury. Commuters will be pleased to know that the local bypass linking up to the M54 motorway network is also readily accessible. Viewing is highly recommended.

The accommodation briefly comprises of the following: Communal entrance hall, communal second floor landing, entrance hallway, modern open plan lounge/diner/kitchen with a range of built-in appliances, two double bedrooms with fitted double wardrobes, bathroom, allocated car parking space, sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal hallway

Stairs then rise to:

Communal second floor landing

Door then gives access to:

Entrance hallway

Having wood effect flooring, storage cupboard.

Door from entrance hallway gives access to:

Open plan lounge/diner/kitchen

16'6 x 13'6

The lounge/dining area comprising: Wood effect flooring, two radiators, two sealed unit double glazed sash windows, TT and telephone points, wall mounted digital heating control panel, intercom system.

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, integrated fridge freezer, dishwasher and washing machine, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, recessed spotlights to ceiling.

From entrance hallway door gives access to: Two double double bedrooms and bathroom.

Bedroom one

12'0 x 9'11

Having sealed unit double glazed sash window to rear, wood effect flooring, fitted mirror fronted double wardrobe, radiator.

Bedroom two

11'8 max into recess x 8'9

Having sealed unit double glazed sash window to front, radiator, fitted double wardrobe, radiator, wood effect flooring.

Bathroom

Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl tiled effect floor covering, sealed unit double glazed sash window to rear, shaver point, heated towel rail, extractor fan to ceiling.

Outside

There is one allocated car parking space.

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

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.

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 142 years
Ground rent £300.00 per annum
Ground rent review date and price increase TBC
Service charge £1846.00 per annum 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

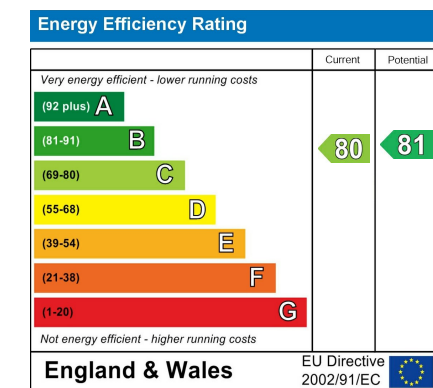
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

