

18 St Julians Mews, Williams Way, Shrewsbury,
Shropshire, SY1 1AD

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 £300,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position, this is a beautifully presented, spacious and versatile three double bedroom, second floor (top floor) apartment offering a pleasing aspect towards the Quarry and the River Severn. The apartment occupies an enviable position, within this exclusive gated development, situated in a town centre location with a private allocated car parking space. The property is within easy reach of many major and independent amenities, riverside walks, the Quarry Park and has easy access to the Shrewsbury bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Communal hallway/entrance with a secure intercom system, communal second floor landing, reception hallway, attractive lounge, modern kitchen/breakfast room, master bedroom with stylishly refitted ensuite shower room, two further double bedrooms, bathroom, partial boarded loft with fitted ladder, communal seating areas and one allocated car parking space within a secure gated residence parking, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Secure communal entrance door gives access to:

Communal Hallway

with stairs rising to second floor landing.

Door then gives access to:

Reception hallway

Having wall mounted telephone intercom system, digital heating control panel, radiator, range of fitted shelved store cupboards and loft access having partial boarded loft with fitted ladder.

Door from reception hallway gives access to:

Lounge

14'4 x 11'8

Having two double glazed windows with a pleasing aspect, radiator.

Door from reception hallway gives access to:

Modern kitchen/breakfast room

14'11 x 8'9 average measurment

Having eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, fitted worktops with inset 1 1/2 sink drainer unit, integrated Neff oven, four ring gas hob with stainless steel cooker canopy over, space for further appliances, tiled floor, radiator, double glazed windows with a pleasing aspect, breakfast bar.

Doors from reception hallway then give access to: Three bedrooms and bathroom.

Bedroom one

16'7 excluding recess x 8'8 excluding recess

Having double glazed window with pleasing aspect, radiator.

Door from bedroom one gives access to:

Stylish refitted ensuite shower room

Having shower cubicle with wall mounted mixer shower over

and sliding glazed shower screen to side, Roca wall hung wash hand basin with mixer tap over and storage below, low flush WC, tiled floor, part tiled to walls, shaver point, double glazed window, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom two

13'9 average measurement x 11'0

Having double glazed windows to rear, radiator.

Bedroom three

12'4 x 9'1

Having double glazed French doors giving access to Juliet style balcony, engineered wooden flooring, radiator.

Modern bathroom

Having a three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screens side, low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, radiator, recessed spotlights and extractor fan to ceiling.

Outside

Within a secure residence carpark access via an electrically operated gates there is one allocated car parking space and a range of communal seating areas.

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

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 109 years

Ground rent £200 per annum

Ground rent review date and price increase TBC

Service charge £2800 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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

