

5 The Anchorage, Coton Hill, Shrewsbury, Shropshire,  
SY1 2DP

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**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

**Offers In The Region Of £415,000**

Viewing: strictly by appointment  
through the agent

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e: **sales@hbshrop.co.uk**



Constructed in 2012, this is a beautifully presented, spacious, contemporary and instantly appealing two double bedroom second floor penthouse apartment which boasts high quality and luxuriously designed features throughout. 5 The Anchorage forms part of a contemporary development, situated close to the banks of the River Severn, within easy walking distance from the medieval town Centre of Shrewsbury, which benefits from a vast range of shopping, leisure and recreational facilities along with the Quarry Park. Commuters will be pleased to know the Shrewsbury railway station is also a short walk away from the property and there are excellent connections to the A5/M54 linking through to Telford, the West Midlands and national motorway network. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal stairs and lift, communal second floor landing, entrance vestibule, reception hallway, open plan lounge/diner/kitchen with a range of built-in appliances, master bedroom with contemporary ensuite bathroom, further double bedroom, modern shower room, substantial enclosed walk-out balcony with views over the River Severn, towards the Shrewsbury town Centre, Berwick Road and local countryside and beyond, one allocated car parking space, electric heating, double glazing throughout. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Stairs and lift give access to:

#### Second floor

Door from first second floor gives access to:

#### Entrance vestibule

Having three double glazed windows, wall mounted electric heater.

Wooden framed glazed door gives access to:

#### Reception hallway

Having four double glazed windows, wall mounted electric heater.

Door from reception hallway gives access to:

#### Open plan lounge/diner/kitchen

25'0 x 15'1

The kitchen/dining area comprises: Contemporary eye level and base units with built-in cupboards and drawers, integrated AEG double oven, AEG fridge freezer, slimline Hotpoint dishwasher, Hoover washer dryer, fitted Granite worktop, four ring AEG induction hob with AEG stainless steel cooker canopy over, part ceramic tiled floor, recessed spotlights to ceiling, two double glazed windows to rear, wall mounted electric heater and Telephone intercom system.

The lounge area comprises: Floor to ceiling tilt and slid double doors giving access to large walk-out balcony, floor to ceiling sealed unit double glazed windows offering a pleasing aspect towards Berwick Road, the River Severn and beyond, further tilt and slide double glazed door and double glazed window to side, wall mounted electric heater, telephone point, wall light points, surround speakers to ceiling.

From reception hallway doors give access to: Two double bedrooms and modern shower room.

#### Bedroom one

14'0 x 13'6

Having double glazed tilt and slide double glazed door giving access to walk-out balcony, range of double glazed windows with views towards Coton Hill, Berwick Road and the River Severn, range of wall light points, wall mounted electric heater, built-in part mirror fronted triple wardrobe.

Door from bedroom one gives access to:

#### Contemporary ensuite bathroom

Having large tiled bath with mixer shoer over and glazed shower screen to side, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, tiled floor, tiled to walls, recessed spotlights and extractor fan to ceiling, wall hung mirror fronted bathroom cabinet, wall mounted heated chrome style towel rail.

#### Bedroom two

13'4 x 9'1

Having tilt and slide double glazed door giving access to walk-out balcony with double glazed windows to side and above with outlook towards Coton Hill, Berwick Road, the River Severn and beyond, wall mounted electric heater.

#### Modern shower room

Having walk-in tiled shower cubicle, wall hung wash hand basin low flush WC, fully tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

#### Outside

There is a substantial wraparound enclosed balcony having Riverside views and towards the Berwick Estate. This outside area is a superb feature of the property and is an ideal outside entertainment area. In the residence car park there is 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 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 250 years from the 10/10/2012

Ground rent £362.44 per annum

Ground rent review date and price increase is TBC

Service charge £3250.20 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOORPLANS

