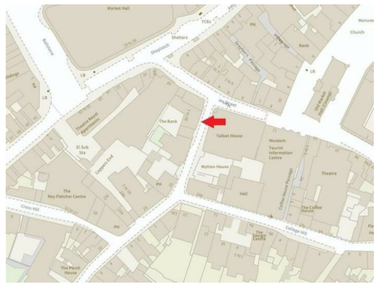
HOLLAND BROADBRIDGE









The Property Ombudsman

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.

HOLLAND BROADBRIDGE

Apartment 16, The Bank Swan Hill, Shrewsbury, Shropshire, SY1 1NG

www.hbshrop.co.uk



Offers In The Region Of £155,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

Apartment 16, The Bank Swan Hill, Shrewsbury, Shropshire, SY1 1NG

Offers In The Region Of

£155,000

Offered for sale with NO UPWARD CHAIN and one covered allocated car parking space, within a secure gated residence parking courtyard, this is a neatly presented, well maintained and particularly spacious one double bedroom fourth floor apartment, which can be accessed via a communal lift. The property is located within the heart of the Shrewsbury town Centre, a stones throw away from an array of excellent local amenities including independent cafes, restaurants etc. The apartment is also within striking distance of tranquil riverside walks within the Quarry Park. This property will be of interest to a number of buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hallway with communal stairs and lift leading to communal fourth floor landing, entrance hallway, spacious L shaped open lounge/diner/kitchen with a range of built-in appliances, double bedroom with fitted wardrobes, attractive bathroom, covered allocated car parking space within a secure residence courtyard car park accessed via an electrically operated roller door, gas fired central heating, sealed unit double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure intercom communal entrance gives access to:

Communal hallway
With communal stairs and lift rising to:

Fourth floor communal landing

Apartment entrance door gives access to:

Entrance hallway
Having radiator, wall mounted telephone intercom system, linen store cupboard.

Door from entrance hallway gives access to:

L shaped open plan lounge/diner/kitchen
20'7 max x 18'8 max
The lounge/diner area comprises: Two radiators, two sealed unit double glazed sash windows, TV and telephone points. The kitchen area comprises: Attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, integrated fridge, freezer, washing machine, cupboard housing gas fired central heating boiler, vinyl tiled effect floor covering, tiled splash surrounds, recessed spotlights to ceiling, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From entrance hallway doors give access to:
Double bedroom and bathroom.

Bedroom
13'5 x 9'0
Having a range of fitted bedroom furniture including wardrobes, eye level store cupboards, corner display unit, chest of drawers, radiator, double glazed sash window.

Bathroom
Having a three piece suite comprising: Panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, tiled floor, heated chrome style towel rail, mirror fronted bathroom cabinet, extractor fan, recessed spotlights to ceiling.

Outside
Access via a secure electrically operated roller door. There is a residence car park where there is one covered allocated car parking space included in the sale of the property.

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.

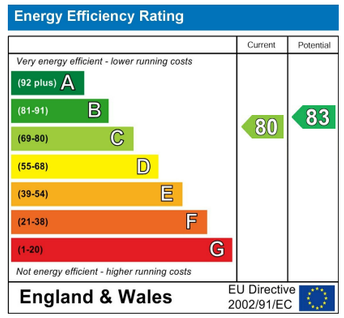
COUNCIL TAX BAND C

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 99 years (start date 2000)
Ground rent TBC
Ground rent review date and price increase TBC
Service charge £3335.48 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.
Local Authority

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



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

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