HOLLAND BROADBRIDGE



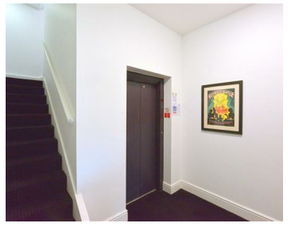













The Property Ombudsman

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 3, 15 Theatre Royal, Shoplatch, Shrewsbury, Shropshire, SY1 1HR

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 3, 15 Theatre Royal, Shoplatch, Shrewsbury, Shropshire, SY1 1HR

Offers In The Region Of

£155,000

Located within this most attractive Grade II listed building of luxury apartments, this is a stylishly presented, improved/upgraded and particularly well proportioned one double bedroom first floor apartment. The property boasts instantly appealing bright and airy living accommodation throughout and has the added benefit of being accessed via a communal lift and NO UPWARD CHAIN. The property is situated within the heart of the medieval town centre of Shrewsbury having an array of excellent independent and major amenities and is within striking distance of riverside walks within the Quarry Park. This property will suit an number of buyers and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance with communal staircase and lift, communal first floor landing, entrance hallway, lounge/diner, modern refitted kitchen/breakfast room with built-in appliances, double bedroom with large built-in wardrobe, contemporary refitted shower room, double glazing throughout offering a pleasing aspect towards Barker Street, electric heating, town Centre location, NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal intercom entrance gives access to:

Communal Hallway
With communal stairs and lift with access to a bicycle store if required. Gives access to:

Communal first floor landing

Apartment entrance door gives access to:

Entrance hallway
Having wood effect flooring, store cupboard housing unvented hot water tank cistern.

From entrance hallway door gives access to:

Lounge/diner
15'3 max x 13'5 max
Having two double glazed windows with pleasing aspect towards Barker Street, TV and telephone points, replaced wall mounted electric heater, wall light points, wall mounted telephone intercom.

Access from lounge/diner leads to:

Refitted kitchen/breakfast room
9'0 x 8'7
Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven with four ring hob and cooker canopy over, integrated washing machine, tiled floor, tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, two double glazed windows with pleasing aspect towards Barker Street.

From entrance hallway doors give access to:
Bedrooms and refitted shower.

Double bedroom
11'1 max x 8'10
Having a large bult-in double wardrobe, two double glazed window with a pleasing aspect towards Barker Street, TV aerial point, wall mounted electric heater.

Refitted Shower room
Having a stylish suite comprising: Large tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, heated chrome style towel rail. mirror fronted bathroom cabinet, shaver point, recessed spotlights to ceiling, wall mounted extractor fan, strip light with built-in shaver point.

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.

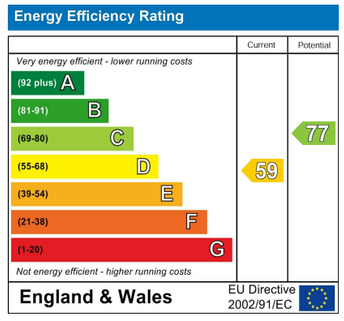
COUNCIL TAX BAND A

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 183 years
Service charge £1944.00 per annum
Ground rent £100.00 per annum
Ground rent review date and price increase TBC
Service charge £1944.00 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.

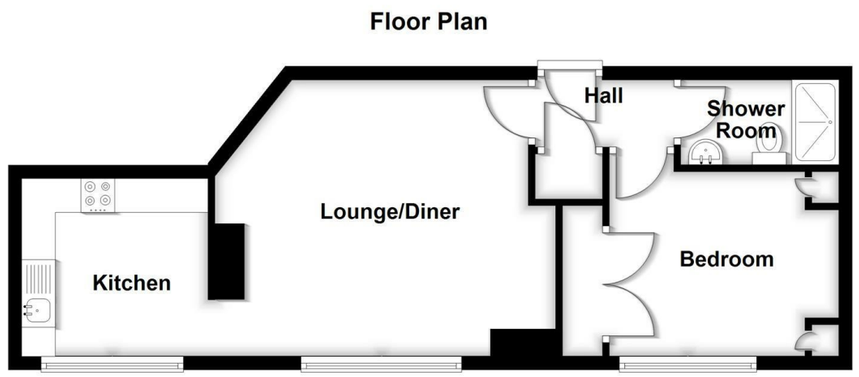
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



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

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