



313, The Cedars Abbey Foregate, Shrewsbury, Shropshire,  
SY2 6BY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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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:

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**Offers In The Region Of £150,000**

Viewing: strictly by appointment through the agent

Occupying a lovely position with Southernly and Western aspects from the lounge / diner this is an improved, spacious, bright and airy two double bedroom retirement apartment for the over 55's. The property is situated in this desirable residential location within walking distance of an array of excellent amenities including Sainsbury's local, Asda, Home Bargains, the medieval town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Secure communal entrance hall (The apartment is accessed from the main reception which is on level 3 but in effect this is the ground floor), entrance hallway, lounge / diner, re-fitted kitchen, two double bedrooms, re-fitted shower room, beautifully kept well established communal grounds, residents parking, ample visitors parking, UPVC double glazing, electric heating, house manager, residents lounge and emergency careline. NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entrance which is situated on level 3 but in effect is ground floor gives access to communal hallway. Door the gives access to:

**Entrance hallway**

Having wall mounted telephone intercom system, pullcord emergency system, wall mounted Dimplex night storage heater, store cupboard and cupboard housing Speedflow unvented water heater. Door from entrance hallway gives access to:

**Lounge / diner**

16'5 x 10'2  
Having two UPVC double glazed windows which provide pleasing aspects, coving to ceiling, wall mounted Dimplex night storage heater, TV and telephone point. Square arch from lounge / diner gives access to:

**Re-fitted kitchen**

7'10 x 5'10  
Which comprises: A range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit, free standing cooker, free standing fridge / freezer, integrated slimline dishwasher, vinyl tiled effect floor covering, tied splash surrounds and UPVC double glazed window with pleasing aspect.

Doors from entrance hallway give access to two double bedrooms and re-fitted shower room.

**Bedroom one**

14'9 max x 9'4  
Having UPVC double glazed window with pleasing aspect and wall mounted Dimplex night storage heater.

**Bedroom two**

12'10 x 6'11  
Having UPVC double glazed window with pleasing aspect.

**Re-fitted shower room**

Having a white suite comprising: Double width tiled shower cubicle with wall mounted electric shower and glazed sliding shower door to side, wc with hidden cistern, wash hand basin set to vanity unit, eye level bathroom cabinet, vinyl tiled effect floor covering, fully tiled to walls, wall mounted extractor fan and heated chrome style towel rail.

**Outside**

To the front of the development there is ample residents and visitor parking. The beautifully kept communal grounds offer many seating areas and lead down to the Reabrook. The apartment itself has a pleasing Southernly / Westerly aspect which is enjoyed from the lounge / diner.

**Services**

Mains water, electricity and 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.  
Lease term - 150 per annum  
Years remaining on term - 115  
The vendor informs us there is no ground rent charge.  
Annual service charge - £3272.96 Per annum (per quarter £818.24)  
This is the current service charge but can increase and decrease annually.

**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.

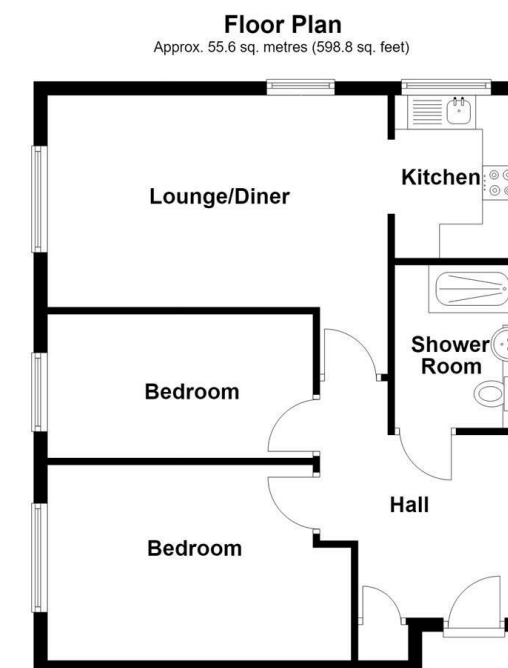
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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**



Total area: approx. 55.6 sq. metres (598.8 sq. feet)

For illustrative purposes only. Not to scale.  
Prepared by Shropshire Property Professionals  
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