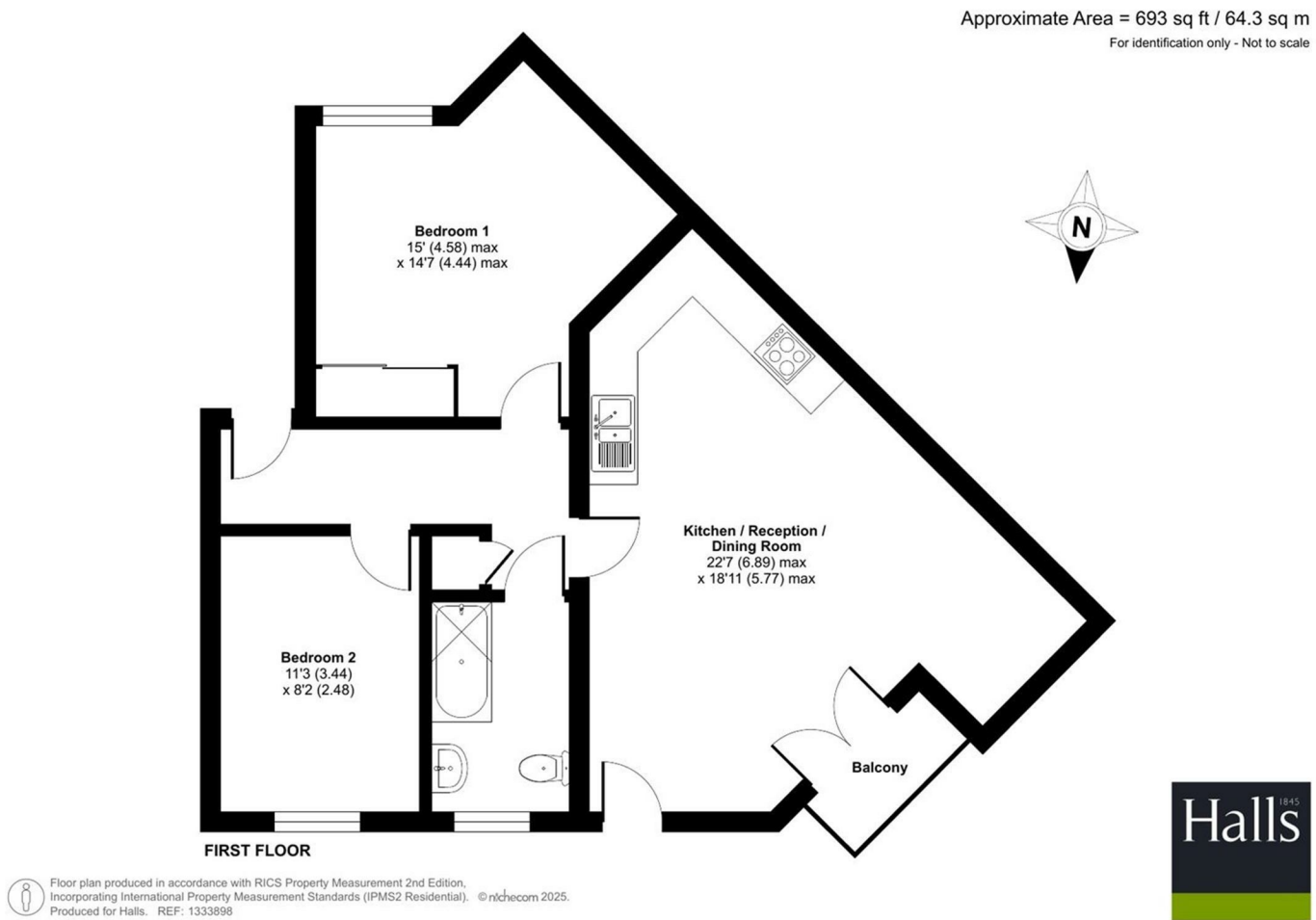


FOR SALE

75 Benbow Quay, Shrewsbury, SY1 2DL



FOR SALE

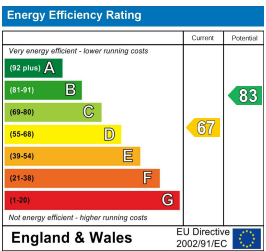
Offers in the region of £195,000

75 Benbow Quay, Shrewsbury, SY1 2DL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculately presented two bedroom apartment, occupying an enviable position on this sought after town centre residential development with views of the River Severn.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Open plan/kitchen/dining/living area
- 2 double bedrooms
- Allocated parking
- Walking distance of the town centre and railway station
- Lovely views of the river
- NO ONWARD CHAIN

DIRECTIONS
What3words: ///meals.shower.period

SITUATION
The property is ideally positioned in an attractive and sought after development with Shrewsbury town centre being only a short walking distance away. The town centre offers an excellent range of shopping leisure and social amenities together with a rail service. Prospective purchasers should note there are some attractive river walks and commuters have easy access to the A5 leading onto the M54 motorway and the Midlands beyond.

DESCRIPTION
75 Benbow Quay is a well presented 2 bedroom apartment that has been finished to a high standard. The apartment has its own front patio and balcony. There is access from ground level to the rear. The apartment includes two double bedrooms, a bathroom with shower over, an extensive kitchen/dining/living area with lovely views of the River Severn. The apartment is south westerly facing meaning the property is extremely light and bright. There is an allocated parking space and the property is within a few minutes walk to the train station.

ACCOMMODATION
ENTRANCE HALL
With airing cupboard housing the hot water cylinder.
OPEN PLAN LIVING KITCHEN DINING AREA
KITCHEN
Providing a range of matching eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Integrated electric oven and grill with 4 ring hob unit over stainless steel splash and filter hood. Washing machine and fridge included in the sale.

LIVING AREA
With french doors out to the balcony.
BEDROOM ONE
With fully mirror fronted built in wardrobe.

BEDROOM TWO
With window to front.

BATHROOM
Providing a low level WC, pedestal wash hand basin and panelled bath with shower unit over.

OUTSIDE
A private raised patio to the front that gives access through the front door. Neatly kept communal landscaped gardens and there is a rear access from the parking that is on the ground floor level.

Allocated parking space.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TERMS OF LEASE
Length of lease 199 years from 01/07/2005
Ground rent £100 per annum.
Service charge for half the year is £995.17 equivalent to £1990.34 per year. The amounts are based on the percentage of the total maintenance for the estate.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.