



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

£145,000

A desirable 2 bedroom apartment with a westerly facing balcony located in a popular development for the over 55's, conveniently positioned for the town centre. The accommodation includes Entrance Hall, Living Room, Kitchen, 2 Bedrooms, Shower Room, Heating, DG, Beautiful Landscaped Communal Gardens and Parking.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

From the Communal Hall Georgian style entrance door to

Entrance Hall 8' 5" x 8' 1" (2.56m x 2.46m)
Slim-line storage heater, useful built in cloaks cupboard, built in airing cupboard.

Living Room 15' 0" x 10' 0" (4.57m x 3.05m)
A delightful room with 2 slim-line storage heaters, sliding patio doors lead on to

Attractive Balcony

With railings and delightful open aspect.

Kitchen 7' 10" x 5' 11" (2.39m x 1.80m)
Fitted with wood fronted units to 3 wall areas, glass fronted display cabinet, laminated work tops, inset sink unit, deep tiled surround, space for appliances.

Bedroom 1 15' 4" x 9' 5" (4.67m x 2.87m)
Fitted with range of bedroom furniture including wardrobes, cupboards and drawers, slim-line storage heater, double glazed window enjoying a pleasant open aspect.

Bedroom 2 11' 4" x 7' 0" (3.45m x 2.13m)
Slim-line heater, double glazed window enjoying and open aspect.

Shower Room 7' 9" x 5' 6" (2.36m x 1.68m)
Fully tiled and fitted with 3 piece suite including large shower cubicle with sliding doors and electric shower unit, vanity unit with wash basin inset, WC, heated towel rail and wall mounted electric fan heater, extractor fan.

Information and Lease Details

The complex has a House Manager on site week days and a 24/7 emergency on call pull cord facility 365 days a year. The Cedars offers a 1 bedroom Visitors Guest Suite available, a Residents' Meeting/Hobby Room, Scooter Parking Room and Recycling Areas on each floor. The lease is 150 years from 1988 (116 years remaining). Service Charge currently £52 per week.

Council Tax Band C

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

First Floor



FLOOR PLANS FOR GUIDANCE ONLY

08/05/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 209 The Cedars Abooy Foregate SHREWSBURY SY2 6BY	Energy rating C
Valid until 8 January 2024	Certificate number 8554-7129-1590-5841-9902

Property type
Mid-floor flat

Total floor area
49 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rivale-tened-coperty-minimum-energy-efficiency-standard-and-letting-guidance) (<https://www.gov.uk/guidance/domestic-rivale-tened-coperty-minimum-energy-efficiency-standard-and-letting-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage