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### 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.



#### 209 The Cedars, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BY Ref: 4324

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, lamianted 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** 

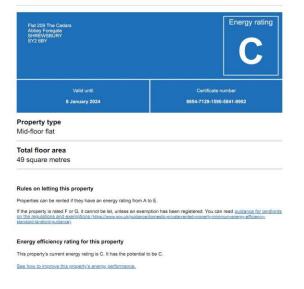


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## Energy performance certificate (EPC)

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