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Zaza Johnson & Bath

Estate Agents

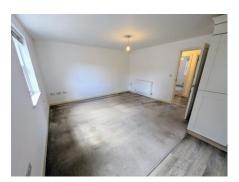


30 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6GA

Offers in the Region Of £181,300

Stylish 2 bedroom, ground floor apartment enjoying a fine position within this select development. Close to the English Bridge and within walking distance of the town centre, enjoying views across to The Abbey Church. Accommodation includes: Entrance Hall, Attractive Open Plan Living Room/Kitchen With Range Of Integrated Appliances, 2 Good Sized Bedrooms With Built In Wardrobes, Bathroom, GCH, DG, Allocated Parking. Attractive Landscaped Residents Gardens.





30 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6GA Ref: 4704

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

Communal Area

From Communal Entrance Hall wooden fire door.

Entrance Hall 12' 3'' x 5' 2'' (3.73m x 1.57m) Radiator, built in double wardrobes, wood effect vinyl flooring, telephone entry system.

Bedroom 1 10' 1'' x 9' 9'' (3.07m x 2.97m) Carpet, double glazed window to the side, built in double wardrobe, radiator.

Bedroom 2 8' 4'' x 9' 9'' (2.54m x 2.97m) Carpet, double glazed window to the side, built in double wardrobe, radiator.

Open Plan Living Space 18' 7'' x 13' 5'' (5.66m x 4.09m)

Living Area has carpet, double radiator, 2 double glazed windows to the side. Kitchen is fitted with base and eye level units, wood effect laminate work tops, integrated 4 ring gas hob with stainless steel splash and extractor over, double electric oven below, stainless steel sink unit, integrated fridge, freezer, washing machine and dishwasher, wood effect vinyl flooring,

Bathroom 6' 6'' x 6' 2'' (1.98m x 1.88m)

Fitted with white 3 piece suite including wash basin, WC, bath with shower above, part tiled walls, towel radiator, extractor fan, shaver socket, tile effect vinyl flooring.

Outside

Allocated Parking. Attractive Landscaped Residents Gardens.

Lease Details

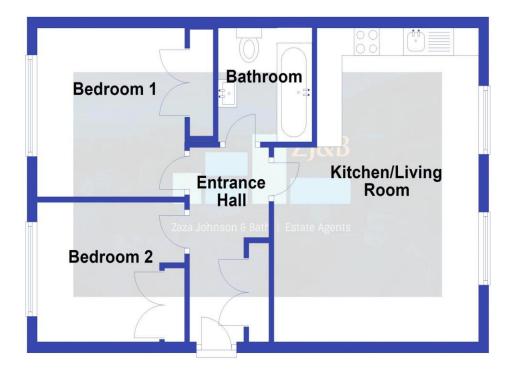
155 year lease from 2012 – 143 years remaining.
Ground Rent £300 pa
Service Charge £1474 per annum
Reserve Fund £30 per annum

Council Tax Band B

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**

Ground Floor



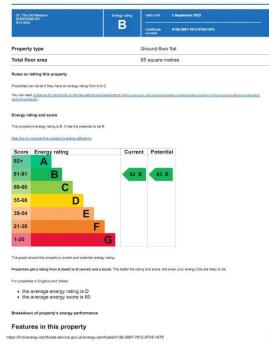
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication of the property. Plan produced using PlanUp Plan produced using PlanUp.

30 The Old Meadow, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)















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