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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

- 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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2 Sunday School House Swan Hill, Shrewsbury, Shropshire, SY1 1NI

www.hbshrop.co.uk









Offers In The Region Of £285,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge** 

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Offering a wealth of character and renovated to an exceptional high standard, this is an interesting and versatile two bedroom (plus mezzanine study area) first floor apartment, situated within a most attractive Grade II listed building. The apartment is located within this highly desirable residential location within the heart of the medieval town centre of Shrewsbury, within close proximity to a wide selection of boutique shops, cafe's, restaurants as well as the Shrewsbury theatre in Frankwell. The nearby Quarry park is also readily accessible providing delightful riverside walks. Viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, first floor landing, impressive open plan kitchen/diner/lounge with vaulted ceiling and exposed beams, ground floor bedroom, second floor mezzanine bedroom, second floor study area, stylish shower room, pleasing aspect to front, much sort after town centre location. Viewing is recommended.

Entrance door gives access to:

#### Hallway

With stairs rising to:

### First floor landing

Having glazed window

Door then gives access to:

#### An attractive open plan lounge/kitchen/diner

18'2 max x 17'5 excluding staircase recess
The kitchen area comprises: eye level and base units
with built-in cupboards and drawers, wooden style
worktop with inset stainless steel sink drainer unit with
mixer tap over, integrated fridge, washing machine,
slimline dishwasher, stainless steel finished oven, four
ring electric hob, stainless cooker canopy over, sealed
unit double glazed window and featured leaded glazed
bullseye window, extractor fan, radiator, cupboard
housing pressurised system, electric heating control
panel.

The lounge/dining area comprises: featured vaulted ceiling with exposed timber and beams, radiator, two storage cupboards, wall mounted thermostat control unit.

From lounge/kitchen/diner door gives access to:

### **Bedroom**

9'3 x 8'11

Having sealed unit double glazed window, radiator, built-in wardrobe with fitted hanging rail, recess for TV.

From lounge/diner stairs rise to:

#### Mezzanine bedroom

13'11 max x 9'7 max

Having part sloping ceilings, exposed timbers, two radiators, roof window, contemporary glass screen overlooking living area.

From lounge/diner a second set of stairs give access to:

#### Mezzanine study area

12'8 max reducing down to 6'5 x 6'8 max Having radiator, contemporary glazed screen overlooking living area, roof window, exposed timbers.

From lounge/diner door gives access to:

#### Contemporary shower room

Having tiled walk-in double width shower cubicle with wall mounted shower, glazed sliding shower screen, extractor fan to ceiling, wash hand basin with mixer tap over, storage cupboard below, WC with hidden cistern, wall mounted radiator, double shelved storage cupboard, tiled floor, recessed spotlights to ceiling.

#### Services

Mains water, electricity, 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** 

#### Tenure

We are advised by the vendor that the property is to be LEASEHOLD with a share of the freehold.

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

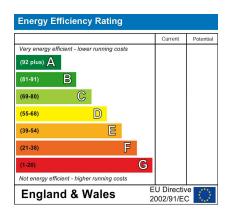
#### **Mortgage Services**

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).

#### Disclaimer

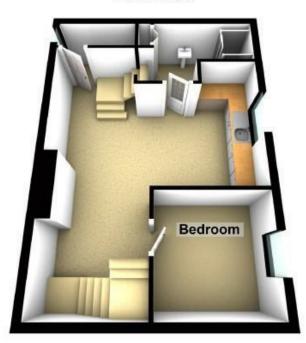
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## **FLOORPLANS**

#### First Floor



# First Floor

