



20 Abbey Wharf, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6AY

www.hbshrop.co.uk



Important Notice - please read carefully

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 that:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £189,995

Viewing: strictly by appointment
through the agent

Offered with NO UPWARD CHAIN, is this spacious, and well presented, two double bedroom, third floor apartment, which occupies, a particular secluded yet highly convenient residential location. Abbey Foregate has an excellent variety of local amenities and is within walking distance of tranquil riverside walks leading to the Quarry park and medieval town centre of Shrewsbury. This apartment will be of interest to a number of buyers and early viewing of this property comes highly recommended by the agent

The accommodation briefly comprises of the following: Communal entrance hall with stairs and lift rising to third floor, communal hallway, entrance hall, spacious open plan modern lounge/diner/kitchen, master bedroom with ensuite bathroom, further double bedroom, shower room, double glazing, electric heating, allocated car parking space, visitor parking, communal grounds.

The accommodation in greater detail comprises:

Secure communal entrance with stairs and lift giving access to:

Third floor

Apartment entrance door gives access to:

Reception hallway

Having wall mounted electric heater, loft access.

Door from reception hallway gives access to:

Modern open plan lounge/diner/kitchen

29'2 x 12'0

The lounge/diner comprises: Double glazed window, wall mounted electric heater, wall mounted telecom system.

The kitchen area comprises: Contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fridge freezer, stainless steel cooker canopy, washing machine, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, two double glazed windows, recessed spotlights to ceiling, vinyl floor covering.

Doors from reception hallway gives access to: Two double bedrooms and shower room.

Bedroom one

12'0 max into recess x 10'7

Having double glazed window, wall mounted extractor fan, electric heater, built-in double wardrobe.

Door from bedroom one gives access to:

Ensuite bathroom

Having panel bath with mixer shower over, glazed shower screen to side, low flush WC, wall mounted wash hand basin, part tiled to walls, recessed

spotlights and extractor fan to ceiling, heated chrome style towel rail.

Bedroom two

9'3 excluding recess x 9'2

Having double glazed window, built-in double wardrobe, wall mounted electric heater.

Shower room

Having corner tiled shower cubicle, wall hung wash hand basin with mixer tap over, low flush WC, recessed spotlights and extractor fan to ceiling, vinyl tiled effect floor covering, heated chrome style towel rail.

Outside

There are communal grounds, one allocated car parking space and additional visitors parking passes, are unlimited.

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 B

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable: Approximate Length of lease remaining is 239 years Service charge which includes ground rent £1679.68 per annum 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).

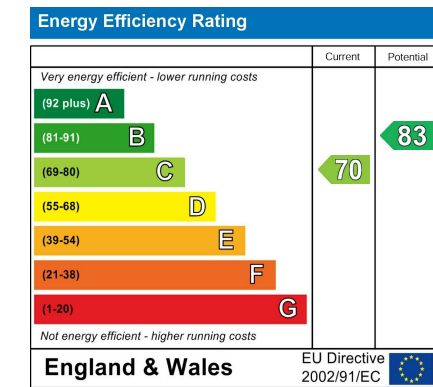
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

