

5 Watergate Mansions, St Mary's Place, Shrewsbury,
Shropshire, SY1 1DW

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.
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Offers In The Region Of £125,000

Viewing: strictly by appointment through the agent

Situated within this extremely attractive Grade II listed building, which was converted by renowned local builders Shropshire Homes. This is an improved, and compact, ground floor, one double bedroom apartment. The property is located in the heart of Shrewsbury Town Centre situated close to tranquil riverside walks, with an excellent variety of amenities, independent restaurant's, bars, cafes etc. This property will be of interest to a number of potential purchaser(s) and a viewing is recommended by the selling agent.

The accommodation briefly comprises the following: secure communal entrance hallway, entrance hall, open plan / lounge with modern re-fitted kitchen, double bedroom, shower room, electric heating, town centre location, Viewing is recommended.

The accommodation in greater detail comprises:

Secure Communal Access

Gives access to:

Communal Hallway

With door giving access to:

Entrance Vestibule

Having telephone point wall-mounted telephone intercom system. Door from entrance vestibule gives access to:

Open Plan Lounge / Re-Fitted Kitchen

Open Plan Lounge

10'7" x 8'6"

Having two sash glazed windows with pleasing aspect to front, wall-mounted electric heater.

Kitchen Area

7'8" x 5'9"

Comprises of a range of replaced eye level and base units with built-in cupboards and drawers, integrated washing machine and fridge, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, integrated oven with four ring electric hob and stainless steel cooker canopy over, tiled floor, spotlights to ceiling.

Door from lounge gives access to:

Bedroom

10'5" max x 8'2"

Having glazed sash window with pleasing aspect to the front, wall-mounted electric heater. Door from bedroom gives access to:

Modern Shower Room

Having a large corner shower cubicle with wall-mounted electric shower, low flush wc, pedestal wash hand basin, tiled wall, part tiled to walls, wall-mounted pull-cord electric heater, LED spotlights and extractor fan to ceiling, heated chrome style towel rail.

Outside

To the front of the building there are communal grounds.

Services

Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is LEASEHOLD with share of the freehold, but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries. The vendor has informed us that the service charges are charged from the accounting period 01/07/23 - 30/06/23 and therefore reviewed yearly just before this period.

The latest annual amount is applicable for the next 12 months and is £1827.43 per annum, with an option to pay quarterly. Payments are collected 1st July, 1st October, 1st January and 1st April. The vendor assumes the ground rent / service charge is incorporated into this amount.

Length of lease term: 199 years from 29/09/1994

Length of Lease term remaining: 169 years

Ground rent and review date: TBC

Council Tax Band A

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 for sales).

Referral fee disclaimer

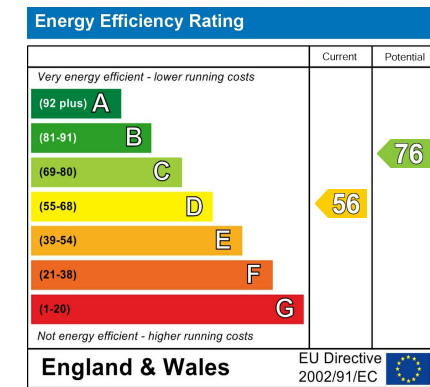
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected

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.

The apartment is presently occupied by a tenant, with an opportunity to have a ready-made investment, should any potential purchaser(s) require.



FLOORPLANS