

Apartment 12, Nexus, Roushill, Shrewsbury, Shropshire,  
SY1 1PT

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**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 £275,000**

Viewing: strictly by appointment through the agent

Situated in this striking development of luxury apartments. This is an extremely spacious and well presented, modern, two double bedroom first floor apartment. The property is centrally located within the historic town centre of Shrewsbury within striking distance to main shopping areas, independent restaurants and bars, The Quarry Park with tranquil riverside walks and the Theatre Severn. The apartment has the added benefit of lift access and an allocated car parking space within a secure residents car park. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Communal entrance hall with lift and stairs giving access to all floors, reception hallway, modern open plan lounge / diner / kitchen, two double bedrooms (both having fitted wardrobes), en-suite shower room, separate bathroom, pleasing walk-out balcony, allocated car parking space within a secure residents car park, town centre location. Viewing is essential.

The accommodation in greater detail comprises:

**Secure communal entrance**

Leads to:

**Communal entrance hall**

Having Dimplex electric storage heater. A lift or stairs then rise to:

**Communal first floor**

Door then gives access to:

**Reception hallway**

Having Dimplex storage heater, recessed spotlights to ceiling, linen storage cupboard housing pressurised water system. Door from reception hallway gives access to:

**Modern open plan lounge / diner / kitchen**

26'4 max reduce 19'0 x 16'11

**Lounge / diner**

Comprises: Two storage heaters, wall-mounted telephone video intercom system, double glazed French doors giving access to Juliet style balcony, television, satellite and telephone points.

**The kitchen area**

A range of modern eye level and base units with built-in cupboards and drawers, integrated Neff double oven, extractor fan, slim-line dishwasher, four ring hob with stainless steel cooker canopy over, integrated fridge freezer, tiled floor, tiled splash surround, recessed spotlights to ceiling, double glazed French doors giving access to Juliet style balcony.

From reception hallway doors then give access to two double bedrooms and bathroom.

**Bedroom one**

17'2 x 13'6

Having a range of white fitted wardrobes with eye level storage cupboard, double glazed window to rear, wall-mounted electric heater. Door from bedroom one gives access to:

**En-suite shower room**

Having double width tiled shower cubicle, pedestal wash hand basin, low flush wc, part tiled to walls, recessed spotlights to ceiling, vinyl tiled effect floor covering, shaver point, double glazed window to rear, extractor fan to ceiling.

**Bedroom two**

13'3 x 11'10

Having a range of white fitted wardrobes and built-in drawers below, wall-mounted paneled electric heater, three double glazed windows and double glazed door which gives access to walk-out balcony.

**Bathroom**

Having a modern three piece suite comprising: Paneled bath, pedestal wash hand basin, low flush wc, tiled to walls, spotlights and extractor fan to ceiling, vinyl tiled effect floor covering, heated towel rail.

**Outside**

To the rear of the property there is a good sized open fronted enclosed walk-out balcony having a pleasing aspect of neighboring properties and the Theatre Severn. Within the secure residents car park there is ONE ALLOCATED car parking space that can operate on a single fob.

**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 C**

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified 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).

**Tenure**

We are advised that the property is LEASEHOLD with share of the freehold

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 186 years

Ground rent N/A

Service charge £3,300.00 per annum (as of March 2024)

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

**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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

