



Apartment 8, Theatre Royal Shoplatch, Shrewsbury,
Shropshire, SY1 1HR

www.hbshrop.co.uk



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Offers In The Region Of £164,995

Viewing: strictly by appointment through the agent

Located within this most attractive Grade II listed building of luxury apartments, this is a stylishly presented, upgraded, particularly well proportioned one double bedroom second floor apartment which boasts instantly appealing and bright and airy living accommodation throughout. The property would be an ideal purchase for a number of potential buyers and has the added benefit of being offered For Sale with NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation briefly comprises of the following: Communal entrance with stairs and lift rising to second floor landing, entrance hallway, lounge/diner with wall mounted pull out bed ideal for guests, stylish kitchen/breakfast room with range of built-in appliances, double bedroom with built-in wardrobe, contemporary upgraded shower room, double glazing throughout, electric heating, town centre location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance with stairs and lift rising to communal second floor landing.

Door then gives access to:

Entrance hallway

Having store cupboard.

Door from entrance hallway gives access to:

Lounge/diner

16'11 max into recess x 13'2

This impressive room comprises: A range of aluminum framed double glazed windows with a pleasing aspect towards Barker Street and beyond, integrated pull down wall bed, TV and telephone point, wall mounted telephone intercom system, electric panel heater.

Square arch from lounge/diner gives access to:

Modern kitchen/breakfast room

10'4 x 8'1

Having a range of contemporary eye level and base inset with built-in cupboards and drawers, integrated oven, four ring electric home with stainless steel cooker canopy over, integrated stainless steel finished microwave, integrated fridge, washing machine and slimline dishwasher, vinyl tiled effect floor covering, aluminum framed double glazed windows providing a similar outlook to the lounge/diner, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From entrance hallway doors give access to: Double bedroom and updated contemporary shower room.

Double bedroom

10'10 x 10'3 max

Having aluminum framed double glazed windows with pleasing aspect towards Barker Street and

beyond, built-in wardrobe with wall mounted electric panel heater.

Contemporary upgraded shower room

Having tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, Low flush, wall mounted extractor fan, heated chrome style towel rail, shaver point and vinyl floor covering.

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 A

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 183
Ground rent £100 PA
Ground rent review date and price increase TBC
Service charge £2,230.83 PA
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

