

8 Sandringham Court, Porthill, Shrewsbury, Shropshire, SY3 8LL

[www.hbshrop.co.uk](http://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 £400,000**

Viewing: strictly by appointment through the agent

Set within a beautifully maintained communal grounds with water features and seating areas, this is a spacious, improved and well proportioned two double bedroom first floor apartment. This exclusive development has a gated private pathway for residences, which leads directly to the Porthill footbridge connected to the Quarry Park and medieval town centre of Shrewsbury. This property is situated within this highly sought after and exclusive residential location with early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal stairs, communal first floor landing, entrance vestibule, reception hallway, lounge/diner, re-fitted kitchen/breakfast room, master bedroom with ensuite shower room, further double bedroom, re-fitted bathroom, large enclosed walk-out balcony, electric heating, beautifully kept communal grounds with water features and seating areas, private pathway leading directly leading to Porthill footbridge onto the Quarry Park and Shrewsbury town centre, ample residence and visitor parking.

The accommodation in greater detail comprises:

Secure communal entrance used by just two apartments with stairs rising to:

**Communal first floor landing**

From communal first floor landing door gives access to:

**Entrance vestibule**

Having coving to ceiling,

Wooden framed glazed door gives access to:

**Reception hallway**

Having coving to ceiling, night storage heater, cupboard housing pressurised water system.

Door from reception hallway gives access to:

**Lounge/diner**

21'7 x 15'10

Having two night storage heaters, two UPVC double glazed sash windows overlooking the beautifully kept communal grounds, coving to ceiling, sliding UPVC double glazed door which gives access to walk-out balcony.

Door from lounge/diner gives access to:

**Kitchen/breakfast room**

11'6 x 9'11

Having eye level and base units with built-in cupboards and drawers, ingrate oven, four ring electric hob, dishwasher, washing machine, fridge and freezer, fitted worktops with inset sink and mixer tap over, UPVC double glazed sash window overlooking beautiful kept communal grounds, tiled splash surrounds, coving to ceiling, walk-in pantry style store cupboard.

From reception hallway doors give access to: Two double bedrooms and re-fitted bathroom.

**Bedroom one**

14'3 x 10'11

Having a large range of fitted mirror fronted wardrobes with eye level storage cupboards above, night storage heater, coving to ceiling, UPVC double glazed sliding door giving access to walk-out balcony.

Door from bedroom one gives access to:

**Ensuite shower room**

Having tiled shower cubicle, low flush WC, wash hand basin with mixer tap over, storage cupboards below, UPVC double glazed window, tiled floor, wall mounted pull cord electric heater.

**Bedroom two**

12'10 x 9'3

Having UPVC double glazed window overlooking communal grounds, coving to ceiling, night storage heater.

**Re-fitted bathroom**

12'9 max x 7'4max reducing down to 4'7

Having P shaped panel bath with mixer shower over, wash hand basin set to vanity unit, WC with hidden cistern, mirror fronted bathroom cabinet, UPVC double glazed sash window, tiled floor, night storage heater, coving to ceiling, heated chrome style towel rail.

**Outside**

The apartment has a large enclosed balcony which takes full advantage of the beautifully kept communal grounds. There is ample residence and visitor parking and communal bin store.

**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 E**

**Tenure**

We are advised that the property is LEASEHOLD WITH SHARE OF FREEHOLD

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

Approximate Length of lease remaining is approx 165 years  
Maintenance charge £ 3275.61 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).

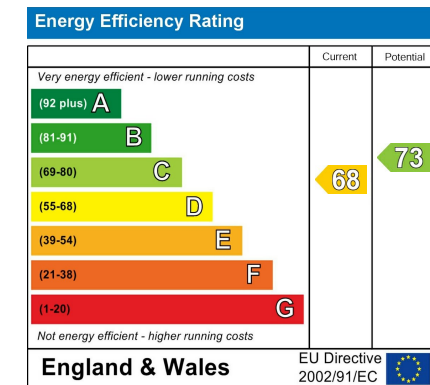
**Referral fee disclaimer**

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**

