

4 The Anchorage, Coton Hill, Shrewsbury, Shropshire,
SY1 2DP

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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Offers In The Region Of £420,000

Viewing: strictly by appointment
through the agent

Constructed in 2012, this is a striking, exceptionally well presented, spacious and well proportioned two storey three double bedroom luxury town house, which has luxuriously designed features throughout which will appeal to many potential purchasers. 4 The Anchorage forms part of a contemporary development, situated close to the banks of the River Severn, within easy walking distance from the medieval town centre of Shrewsbury, which benefits from a vast range of shopping, leisure and recreational facilities along with the Quarry Park. Commuters will be pleased to know the Shrewsbury railway station is also a short walk away from the property and there are excellent connections to the A5/M54 linking through to Telford, the West Midlands and national motorway network. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, contemporary kitchen/diner with a range of built-in appliances, spacious utility room, first floor landing, master bedroom with dressing area and stylish en-suite shower room, two further double bedrooms, modern bathroom, large landscaped wraparound courtyard style garden, one allocated car parking space, double glazing, electric heating.

The accommodation in greater detail comprises the following:

Entrance door with sealed unit double glazed window above gives access to:

Entrance hallway

Having wall mounted electric heater, Karndean flooring, generous part mirror fronted cloaks store cupboard, LED recessed spotlights to ceiling.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, fully tiled to walls, extractor fan to ceiling, wall hung heated chrome style towel rail, under-stairs store cupboard housing pressurised water system.

From reception hallway double doors give access to:

Contemporary kitchen/diner

17'8 x 13'7

The dining area comprises: Karndean flooring, double glazed window to side, LED recessed spotlights to ceiling. The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktop with inset ceramic sink with integrated Grohe, instant hot water tap over, recently installed Neff tilt and slide oven with microwave above, fitted Granite worktops with inset AEG four ring induction hob with AEG cooker canopy over, integrated fridge freezer and dishwasher, double glazed window to rear, ceramic tiled floor, LED recessed spotlights to ceiling, kitchen Island with built-in drawers, fitted Granite worktop with breakfast bar.

Square arch from kitchen/diner gives access to:

Lounge

15'2 x 11'10

Having two double glazed windows to front, Karndean flooring, surround speakers to ceiling, TV aerial point, wall mounted remote controlled contemporary electric fire.

Door from contemporary kitchen/diner gives access to:

Utility room

11'4 x 8'4

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset ceramic sink with mixer tap over, space for appliance, ceramic tiled floor, door giving access to rear of property.

From reception hallway stairs rise to:

First floor landing

Having wall mounted electric heater.

Doors then give access to: Three double bedrooms and modern bathroom.

Bedroom one

13'7 x 11'11

Having two double glazed windows with aspect towards the River Severn, wall mounted electric heater, LED recessed spotlights to ceiling,

Arch from bedroom one gives access to:

Dressing area

9'6 x 5'7

Having double glazed window to front, large fitted wardrobe, LED spotlights to ceiling.

Door from bedroom one gives access to:

Stylish en-suite shower room

Having large walk-in tiled shower cubicle with contemporary glazed shower screen, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC< tiled floor, fully tiled to walls, double glazed window to side, LED recessed spotlights to ceiling, extractor fan to ceiling, wall hung heated chrome style towel rail.

Bedroom two

11'3 excluding recess x 10'11

Having double glazed window to rear, wall mounted electric heater, large mirror fronted double wardrobe.

Bedroom three

11'5 x 8'4 max reducing down to 6'0

Having double glazed window to rear, wall mounted electric heater.

Modern bathroom

Having a three piece white suite comprising: large tiled panelled bath with mixer shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, tiled floor, fully tiled to walls, extractor fan and recessed spotlights to ceiling, wall hung non-touch mirror and wall mounted chrome style heated towel rail.

Outside

To the front of the property paved steps give access to front door with contemporary railings to side. To the rear and side of the property there is then a large low maintenance courtyard style garden which comprises: Irrigation system, paved patio area, raised decked area with inset lighting, range of outside lighting points, mature shrubs and bushes, useful timber garden store. The rear courtyard style garden is completely enclosed and has gated pedestrian rear access. The property has one allocated car parking space.

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 D

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 250 years from the 1st January 2012

Ground rent £362.44 per annum

Service charge £64.60 pcm

Ground rent and review date increase: This is every 5 years and the increase is linked to the retail price index.

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		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

