

2 Greenfields Gardens, Greenfields, Shrewsbury, Shropshire,
SY1 2RN

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 £169,995

Viewing: strictly by appointment
through the agent

Occupying a pleasing position on this modern development, this is an exceptionally well presented, spacious and well proportioned two double bedroom first floor apartment. The property is within striking distance of tranquil riverside walks, local amenities and walking distance of the Shrewsbury Railway Station and medieval town centre of Shrewsbury. This property will be of interest to a number buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, reception hallway, lounge/diner, attractive kitchen, two double bedrooms, modern bathroom, allocated car parking space, low maintenance communal grounds, electric heating, sealed unit double glazing.

The accommodation in greater detail comprises:

Communal entrance with intercom system leads to:

Communal hallway
with stairs rising to:

Communal first floor landing
Door then gives access to:

Reception hallway
Having wall mounted intercom telephone system, wall mounted electric panel heater, store cupboard housing pressurised water system plus additional shelved storage cupboard.

Door from reception hallway gives access to:

Lounge/diner
15'6 x 12'5
Having UPVC double glazed French doors giving access to Juliet style balcony with UPVC double glazed window to side, wall mounted Dimplex electric panel heater, TV and SKY points.

From reception hallway door gives access to:

Attractive kitchen
11'8 x 6'7
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl floor covering, space for appliances, UPVC double glazed window to front.

From reception hallway doors gives access to: Two double bedrooms and modern bathroom.

Bedroom one
12'0" x 10'11"
Having UPVC double glazed window, wall mounted Dimplex electric panel heater, TV aerial point.

Door to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, UPVC double glazed window, heated towel rail, wall mounted extractor fan.

Bedroom two
9'3" x 7'4"
Having a large fitted part mirror wardrobe, wall mounted Dimplex electric panel heater, UPVC double glazed window.

Modern bathroom
Having a three piece white suite comprising: Panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, wood effect vinyl flooring, wall mounted heated towel rail, UPVC double glazed window, wall mounted extractor fan, part tiled to walls.

Outside
There is a low maintenance communal grounds and 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 B

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 approximately 985 years
Ground rent £290.00 per annum
Ground rent review date is every 10 years with price increase TBC
Service charge £120.00 pcm
The above charges/lease details have not been

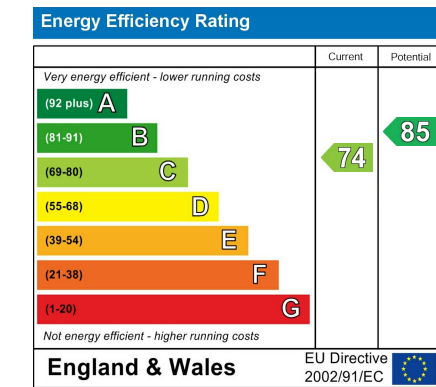
verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

