



15 The Monklands, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6AP

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 £160,000

Viewing: strictly by appointment
through the agent

Situated on this select development constructed by renowned local builders Shropshire Homes, this is a modern, stylishly presented and spacious one double bedroom second floor apartment. The property boasts bright and airy living accommodation throughout and has the added benefit of one allocated car parking space. The property is located within this desirable residential location, close to excellent amenities, walking distance of tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal second floor landing, entrance hallway, modern open plan lounge/diner/kitchen with built-in appliances, double bedroom with built-in mirror fronted double wardrobe, bathroom, sealed unit double glazing, electric heating, allocated car parking space.

The accommodation in greater detail comprises:

Secure communal entrance door, access via a intercom system leads to a:

Communal hallway

with stairs leading to second floor landing.

Door then gives access to:

Entrance hallway

Having wall mounted digital control electric heater, cupboard housing cylinder unit, wall mounted electricity consumer unit and wall mounted telephone intercom system.

From entrance hallway door gives access to:

Open plan lounge/diner/kitchen

21'4 x 14'5 max

The lounge/diner area comprises: Two sealed unit double glazed windows to front, Velux roof window, wall mounted electric heater. The kitchen area comprises: Eye level and base units, built-in cupboards and drawers, integrated oven, four ring electric hob, washing machine, wall mounted cooker canopy, under unit lighting, tiled floor, fitted worktops with stainless steel sink with mixer tap over.

From entrance hallway door then give access to: Double bedroom and bathroom.

Double bedroom

15'1 x 8'4

Having part sloping ceilings, eaves storage, sealed unit double glazed window to rear, double glazed Velux roof window, mirror fronted built-in double wardrobe, wall mounted electric heater.

Bathroom

Having a three piece suite comprising: Panel with bath with mixer shower over and glazed shower screen to side, WC with hidden cistern, wash hand

basin set to vanity unit, extractor fan to ceiling, wall mounted digital control electric heater, vinyl floor covering, strip light with built-in shaver point.

Outside

There is 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 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 180 years
Ground rent £100.00 per annum
Ground rent review date and price increase TBC
Service charge £825.93 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).

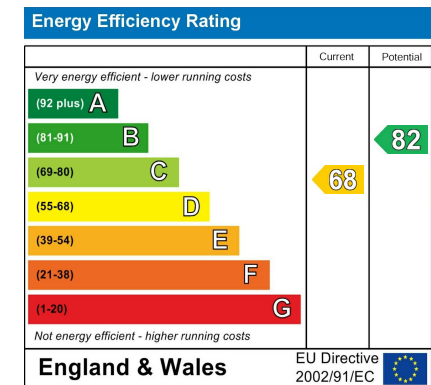
Referral fee disclaimer

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

