



20 Simpson Square, St Michaels Street, Shrewsbury,
Shropshire, SY1 2EQ

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 within this modern complex, this is a spacious and well proportioned two double bedroom second floor apartment. The property is within walking distance of the Shrewsbury Railway station, medieval town centre of Shrewsbury and tranquil riverside walk leading to the Quarry Park. This property will be of interest of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, entrance hallway, lounge/diner, modern kitchen, two double bedrooms, bathroom, gas fired central heating, sealed unit double glazing, communal grounds, allocated car parking space, walking distance of the Shrewsbury town centre.

The accommodation in greater detail comprises:

Communal entrance gives access to:

Communal hallway

With communal stairs rising to:

Second floor landing

Door gives access to:

Hallway

Having loft access, storage cupboard, radiator, wall mounted telephone intercom system.

From entrance hallway door gives access to:

Lounge/diner

15'1 x 13'9

Having three sealed unit double glazed windows, radiator, wall mounted digital heating control panel.

From entrance hallway door gives access to:

Kitchen

9'8 x 5'9

Having modern eye level and base units, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, radiator, vinyl wood effect floor covering, recessed spotlights to ceiling, wall mounted gas fire central heating boiler.

From entrance hallway door gives access to: Two double bedrooms and bathroom.

Bedroom one

11'2 x 10'11

Having sealed unit double glazed window, radiator, two built-in double wardrobes.

Bedroom two

10'1 x 6'3

Having sealed unit double glazed window, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with shower attachment off taps, pedestal wash hand basin, low flush WC, part tiled to walls, shaver point, radiator, vinyl wood effect floor covering, recessed spotlights and extractor fan to ceiling.

Outside

There are communal ground and one allocated car parking space.

Services

Mains water, electricity, drainage and gas 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:
Lease remaining 106 years.
Service charge annual fee is £1021.70
Ground rent annual charge is £250.
No date set for ground rent review.
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	80	80
(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

