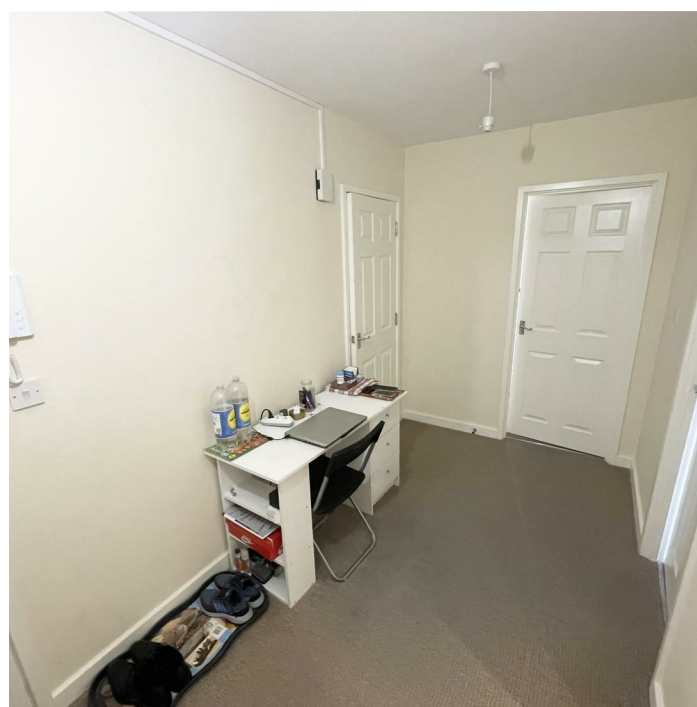


Apartment 2, Claremont Lofts Claremont Street,  
Shrewsbury, Shropshire, SY1 1AF

[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.
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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 £157,500**

Viewing: strictly by appointment  
through the agent



Located within the heart of the Shrewsbury town centre, this is an extremely spacious and well proportioned one double bedroom first floor apartment. The property is within striking distance of an array of many independent and major amenities along with tranquil riverside walks within the Quarry Park. This property will be of interest to a number of buyers and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, entrance hallway, modern open plan lounge/kitchen/diner, double bedroom with fitted wardrobe, spacious bathroom, electric heating, double glazing, and currently good broadband with Download: 16,4 Mbps and Upload: 0,84 Mbps. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance door gives access to:

**Communal entrance hallway**

With communal staircase giving access to:

**Communal first floor**

Door gives access to:

**Entrance hallway**

13'8 x 6'3

Having wall mounted electric heater, useful walk-in store cupboard with pressurised water system.

Door from entrance hallway gives access to:

**Modern open plan lounge/diner/kitchen**

20'8 x 15'9 max reducing down to 11'1

The kitchen/diner area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, integrate fridge freezer, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, recessed spotlights to ceiling, part tiled to floor, wall mounted electric heater.

The lounge area comprises: Double glazed window, wall mounted electric heater, TV aerial points.

From entrance hallway doors give access to: Double bedroom and large bathroom.

**Bedroom**

11'2 x 10'9 max

Having two double glazed windows, fitted double wardrobe, wall mounted electric heater.

**Bathroom**

10'8 x 6'9

Having a three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to

side, low flush WC, wash hand basin with mixer tap over, tiled floor, recessed spotlights and extractor fan to ceiling, wall mounted pull cord electric heater.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested.

Currently, the connection for full fiber broadband is available at the property.

**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 149 years from the 1st January 2016

Ground rent review date and price increase TBC

Service charge and ground rent included £642.00 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

