

Dana House, Flat 7, 27-28 Victoria Street, Shrewsbury,
Shropshire, SY1 2HS

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 £185,000

Viewing: strictly by appointment
through the agent

This is a beautifully presented, improved and particularly spacious, two bedroom second floor apartment, located in this attractive, period building, having a stunning aspect over the River Severn, Underdale and beyond. The apartment is situated in the district of Castlefields in SHREWSBURY, in this favored residential location within striking distance of the railway station, Shrewsbury Castle the historic town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park.

The accommodation briefly comprises of the following: secure communal entrance, second floor landing, entrance hallway, attractive lounge, kitchen / breakfast room, two good sized bedrooms, bathroom, low maintenance courtyard with drying area, stunning views over the River Severn and towards Underdale and beyond, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

Secure communal entrance door

Gives access to:

Communal hallway

Communal stairs then rise to:

Second floor

Door then gives access to:

Hallway

Having radiator, wall-mounted telephone intercom system. Door from hallway gives access to:

Lounge

14'2 max x 9'9

Having two glazed sash windows with stunning aspect over the River Severn and towards Underdale and beyond, radiator.

Door from hallway gives access to:

Kitchen / breakfast room

9'9 x 6'11

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with stainless steel sink with mixer tap over, vinyl wood effect floor covering (Space for appliances), tiled splash surrounds, glazed sash window with stunning aspect over the River Severn and towards Underdale and beyond, radiator.

Door from hallway gives access to two bedrooms and re-fitted bathroom.

Bedroom

13'0 x 9'2

Having two secondary double glazed sash windows with pleasing aspect over the River Severn and towards St Mary's, radiator, fitted wardrobes.

Bedroom

14'0 max x 9'6 not including recess

Having sloping ceiling, two secondary double glazed windows, radiator.

Bathroom

Having a three piece white suite comprising: panelled

bath with shower attachment off taps, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, eaves storage, glazed roof window, vinyl floor covering, heated chrome towel rail, part tiled to walls.

Outside

There is a low maintenance communal courtyard and drying area.

Agents note (1)

We have been advised by the vendor that the property does not have a flood risk.

Agent note (2)

We have been informed by the vendor that you can not operate a commercial business from the apartment.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is LEASEHOLD with a share of the FREEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries. Leasehold with a share of the freehold The vendors have informed us that the details / charges are applicable Length of lease - the lease was created in 1985 for a period of 999 years Ground rent - not applicable Ground rent and review date and price increase - not applicable The service charge/maintenance is now £80 (paid monthly), which includes building insurance. NO PETS.

Council Tax Banding A

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 for 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser

must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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

Ground Floor

