



Apartment 1 26 Castle Street, Shrewsbury, Shropshire, SY1 2BQ

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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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Located within this most attractive Grade II listed building, this is a beautifully presented, highly improved, spacious and bespoke one double bedroom first floor apartment. The property boasts free flowing, bright and airy living accommodation throughout, which can only be fully appreciated by early internal inspection with comes highly recommended by the selling agent. An array of independent and major amenities are within striking distance, along with the Shrewsbury Railway station and tranquil riverside walks leading to the Quarry Park. Viewing is essential.

The accommodation briefly comprises of the following: Communal entrance hallway, communal first floor landing, entrance hallway, impressive lounge, refitted kitchen/diner with a range of built-in appliances, study area, inner hallway, double bedroom with fitted double wardrobe, bespoke refitted shower room, period feature, replacement Dimplex electric heating system. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure intercom entrance system with communal entrance door gives access to:

Communal ground floor hallway
Stairs then rise to:

First floor landing
Door gives access to:

Entrance hallway
Having wall mounted telephone intercom system, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Impressive lounge
24'3 max reducing down to 21'1 min x 13'1
Having three glazed sash windows, period fireplace with decorative fire surround, range of wall light points, two upgraded wall mounted digital Dimplex electric heaters, TV and telephone points.

From entrance hallway door gives access to:

Refitted kitchen/diner
13'0 x 12'10 max reducing down to 11'4
Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, slim line dishwasher, integrated oven, four ring electric hob stainless steel cooker canopy over, fitted wooden style worktop with inset stainless steel sink with mixer tap over, cupboard housing Tempest pressurised water system with space below for washing machine, glazed sash window, ceramic tiled floor, replaced wall mounted digital control Dimplex electric heater, feature period fireplace.

From lounge access is given to a:

Inner hallway/study area
Having glazed windows, wall mounted lighting points.

Door gives access to:

Inner hallway
Having further glazed window.

From inner hallway doors then give access to: Double bedroom and bespoke refitted shower room.

Bedroom
12'1 x 9'0 excluding recess
Having glazed windows, replaced wall mounted digital Dimplex control electric heater, built-in double wardrobe.

Bespoke refitted shower room
Having a large corner tiled shower cubicle with drench shower over and hand-held shower attachment off, wall hung wash hand basin with mixer tap over, low flush WC, ceramic tiled floor, glazed window, recessed spotlights to ceiling, part tiled to walls, heated towel rail.

Outside
Off street parking is available along with an array of excellent independent and major amenities including shops, bars, restaurants etc.

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 C

Tenure
We are advised that the property is LEASEHOLD with a shared of the FREEHOLD.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 189 years
Ground rent N/A
Maintenance charge £1600 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).

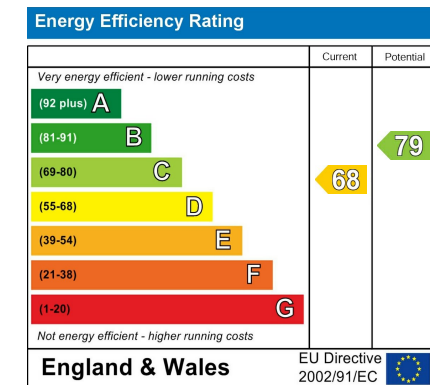
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
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Any areas / measurements are approximate only

and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

