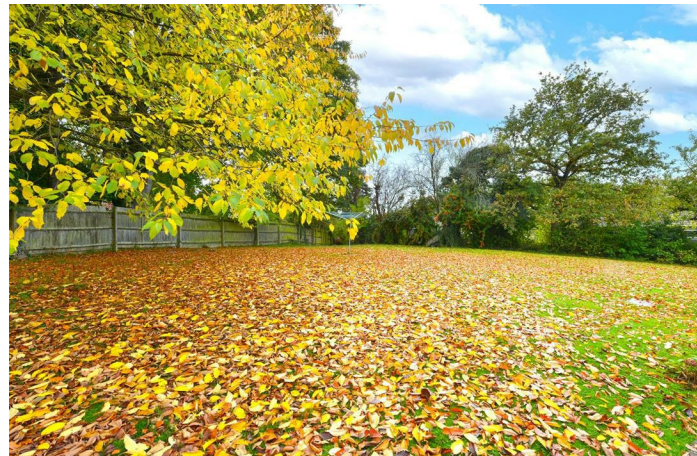
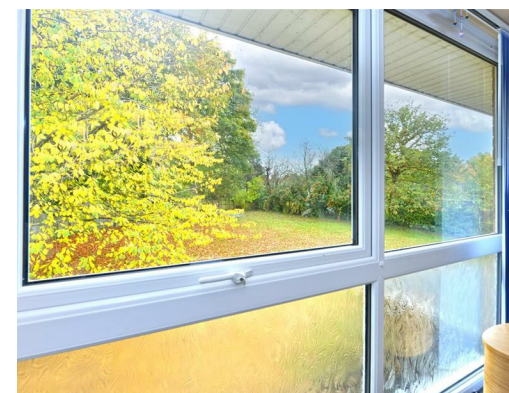




20 Brickfield Flats, The Mount, Shrewsbury, Shropshire, SY3
8RL

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
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Occupying a delightful position within this attractive purpose-built development, this beautifully presented, well-proportioned one double bedroom first-floor apartment offers a comfortable and stylish living space. Beautifully positioned just off The Mount, the property enjoys a peaceful setting while benefiting from excellent transport links, with inbound and outbound bus stops close by. Set in a highly sought-after residential area, it is within walking distance of excellent local amenities, tranquil riverside walks, and Shrewsbury's historic medieval town centre. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, entrance hallway, lounge/diner/kitchen, double bedroom, refitted bathroom, high quality replacement internal doors, UPVC double glazing (installed in approximately 2024), allocated car parking space, visitor parking area, well maintained attractive communal grounds.

The accommodation in greater detail comprises:

Communal entrance
gives access to:

Communal hallway
Stairs then rise to:

Communal first floor landing
Door gives access to:

Entrance hallway
Door from entrance hallway gives access to:

Open plan lounge/diner/kitchen
18'7" x 9'10"
The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window overlooking the developments communal grounds, tiled splash surrounds, vinyl tiled effect floor covering.

The lounge/diner comprises: Large UPVC double glazed window overlooking the communal grounds.

From hallway doors give access to double bedroom and re-fitted bathroom.

Bedroom
10'1" excluding recess x 9'1"
Having UPVC double glazed window overlooking communal grounds, large built-in double wardrobe.

Re-fitted bathroom
Having a three piece white suite comprising: P-shaped panel bath with electric shower over and curve shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, part tiled to walls, UPVC double glazed window, vinyl tiled effect flooring.

Outside
The development benefits from beautifully maintained communal grounds, an allocated parking space, and a designated visitor parking area. Motion-activated lighting is installed along the steps and to the rear of the property, providing enhanced safety and security.

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

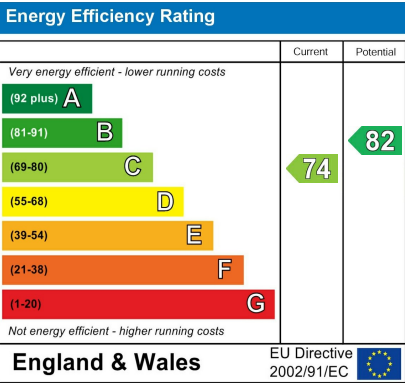
Tenure
We are advised that the property is LEASEHOLD with a share of the FREEHOLD..
The vendor/s have informed us these details/charges 109 years remaining on the lease
Ground rent n/a
Ground rent review date and price increase n/a
Service charge £488.00 per annum
The above charges/lease details have 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

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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Floor Plan

