

Apartment 2, Holly House, 8 Canonbury, Shrewsbury,  
Shropshire, SY3 7AG

[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.
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 £265,000**

Viewing: strictly by appointment  
through the agent

**t: 01743 357000**

**e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)**



HOLLAND  
BROADBRIDGE

**Apartment 2, Holly House, 8 Canonbury,  
Shrewsbury, Shropshire, SY3 7AG**

Offers In The Region Of  
**£265,000**

Nestled in the desirable Kingsland area of Shrewsbury, this is an improved, well proportioned and deceptively spacious, charming one double bedroom GROUND floor garden apartment, which offers a peaceful retreat just moments from the heart of the medieval town Centre of Shrewsbury. Set within an attractive period building, the property enjoys a privileged position with a lovely aspect towards the Quarry Park, St Chads Church and the historic Town Walls. The Shrewsbury town Centre is a short stroll away over the Kingsland Bridge with broad views of the River Severn. Shrewsbury offers a maze of timber framed buildings, independent shops, cafe's and cultural landscapes. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner/kitchen with a range of built-in appliances, double bedroom with dressing area, study/cot room, bespoke refitted bathroom, paved private sun terrace, mature well maintained communal grounds, allocated parking space plus additional visitor parking, highly desirable residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, wall mounted digital heating control panel.

Panel door from entrance hallway gives access to:

**Lounge/diner/kitchen**

17'7 x 13'4

The kitchen area comprises: A range of replaced eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset 1 1/2 sink drainer unit with mixer tap over, four ring electric hob with stainless steel cooker canopy over, integrated double oven with microwave above, integrated fridge freezer, dishwasher and washing machine, recessed spotlights to ceiling, two wine racks, tiled floor, glazed sash window overlooking the property's communal grounds and towards Town Walls and the Shrewsbury town centre.

The lounge/diner area comprises: Wooden parquet flooring, radiator, wooden framed door giving access to the communal gardens and views towards Town Walls and the Shrewsbury town centre, glazed sash window to side, cupboard housing gas fired central heating boiler.

From entrance hallway panel door gives access to:

**Bedroom with adjoining dressing area**

18'8 max reducing down to 12'10 min x 9'1 max

The bedroom comprises: Radiator, UPVC double glazed window to side.

The dressing area comprises: Recessed spotlights to ceiling, built-in mirror fronted wardrobe.

From bedroom access to is given to:

**Study/cot room**

10'4 x 4'5

Having radiator, recessed spotlights to ceiling.

From entrance hallway wooden panel door gives access to:

**Bespoke refitted bathroom**

Having a four piece suite comprising: Large free standing bath with mixer tap over and hand-held shower attachment off, tiled shower cubicle with drench shower over plus hand-held shower attachment off, wall hung wash hand basin with mixer tap over, low flush WC, tiled floor, recessed spotlights to ceiling, part tiled to walls, shelved display unit, extractor fan to ceiling.

**Outside**

To the front of the apartment there is a paved patio/sun terrace which has a pleasing aspect towards Town Walls, St Chads and the Shrewsbury town centre,. A well established communal grounds and parking within a secure residence car park.

**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 with a SHARE OF THE FREEHOLD

The vendor/s have informed us these details/charges are applicable:

999 year lease with a start date of December 1982.

Ground rent N/A.

Ground rent review date and price increase N/A.

Service charge £1821.00 per annum (which includes buildings insurance).

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.

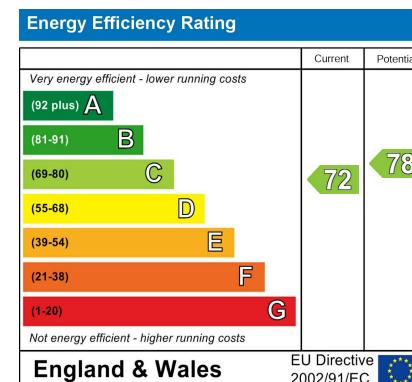
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

