



14 Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6AY

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.

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

www.hbshrop.co.uk

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

Offers In The Region Of £165,000

Viewing: strictly by appointment
through the agent

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Offered for sale with NO UPWARD CHAIN, is this spacious and well presented two double bedroom second floor apartment situated within this modern block of purpose apartments which has the added benefit of a communal lift. The property occupies a particularly secluded yet highly convenient position within close proximity to excellent amenities and walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass is also readily accessible. Viewing is highly recommended.

The accommodation briefly comprises of the following: Communal entrance hall with stairs and lift rising to communal second floor landing, entrance hallway, modern open plan lounge/diner/kitchen, two double bedrooms, attractive bathroom, electric heating, double glazing, communal grounds, allocated car parking space. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal hallway

With stairs and lift rising to:

Second floor landing

Door gives access to:

Reception hallway

Having wall mounted telephone intercom system, electric heater.

Door from reception hallway gives access to:

Open plan lounge/diner/kitchen

20'4 x 10'3

Having three double glazed windows, wall mounted electric heater, telephone and TV aerial point, eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring electric hob, stainless steel cooker canopy over, free standing fridge freezer.

From reception hallway door gives access to: Two double bedrooms and bathroom.

Bedroom one

9'8 x 9'0

Having large mirror fronted wardrobe housing pressurised water cylinder unit, double glazed window, wall mounted electric heater.

Bedroom two

11'0 x 7'11

Having double glazed window, wall mounted electric heater.

Bathroom

Having a modern three piece suite comprising:

Panel bath with mixer shower over, glazed shower

screen to side, wall hung wash hand basin, low flush WC, vinyl floor covering, extractor fan to ceiling, wall mounted heated chrome style towel rail.

Outside

There is one allocated car parking space and communal grounds.

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

Tenue

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 239 years
Ground rent Included within service charge
Ground rent review date and price increase TBC
Service charge £135.00 pcm
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) A		
(81-91) B		86
(69-80) C	75	
(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

