





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

315 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY

£110,000 Region

A neatly kept and well planned, two bedroom retirement apartment.

This two bedroom apartment is situated on the approach level of this award winning development and enjoys a pleasant southerly aspect. Due to its enviable location, there are no stairs and the use of the lift is not required to access the apartment from the formal entrance to the development. The apartment provides well planned accommodation and benefits from double glazing and electric central heating and a balcony enjoying views of the landscaped communal garden. There is also generous private parking, a residents' lounge and a house manager on site Monday to Friday.

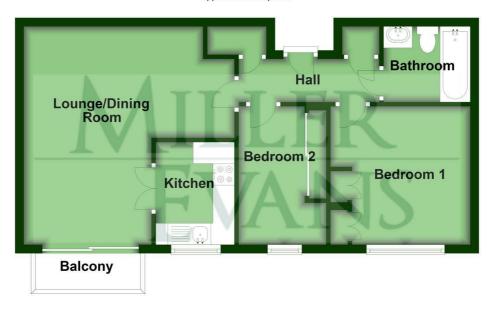
The development is well placed within easy reach of excellent amenities in Abbey Foregate and the nearby town centre via the English Bridge and within easy reach of the M54 motorway link to the West Midlands.





FLOOR PLANS

Floor Plan Approx. 546.8 sq. feet



Total area: approx. 546.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Built in store cupboard Built in airing cupboard

L SHAPED LIVING ROOM / DINING ROOM

16'8" x 9'9" (5.08m x 2.97m)

Double glazed sliding patio doors opening onto:

BALCONY

2'9" x 8'0" (0.84m x 2.45m)

Balustrade overlooking the communal garden and enjoying a pleasant southerly aspect.

KITCHEN

7'10" x 6'0" (2.39m x 1.83m)

Neatly appointed and fitted with a range of matching units

BEDROOM 1

10'7" x 10'8" (3.22m x 3.25m) Window overlooking the gardens Range of built in wardrobes

BEDROOM 2

10'7" x 6'8" (3.22m x 2.04m) Window overlooking the gardens Range of built in wardrobes

BATHROOM

Neatly appointed with a panelled bath Wash hand basin, wc









OUTSIDE THE PROPERTY

Private communal parking and attractive, well stocked landscaped communal garden.

HOW TO FIND THIS PROPERTY

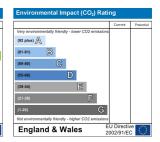
The Cedars is best approached out of Shrewsbury over the English Bridge. Bear left along Abbey Foregate to the traffic lights. Proceed through the traffic lights, turning immediately right into the development.





HOW ENERGY EFFICIENT IS THIS PROPERTY?

69 England & Wales



SERVICES

We understand that mains water, electricity, drainage are connected.

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:





Residential Sales & Lettings Eagle House, 4 Barker Street, Shrewsbury SY1 1QJ Tel: 01743 236800

South Shropshire Sales Office 4 The Square, Church Stretton SY6 6DA Tel: 01694 724700



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