



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

315 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY £110,000 Region

To view this property please call us on **01743 236 800** Ref: T7779/SL/KQ

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.

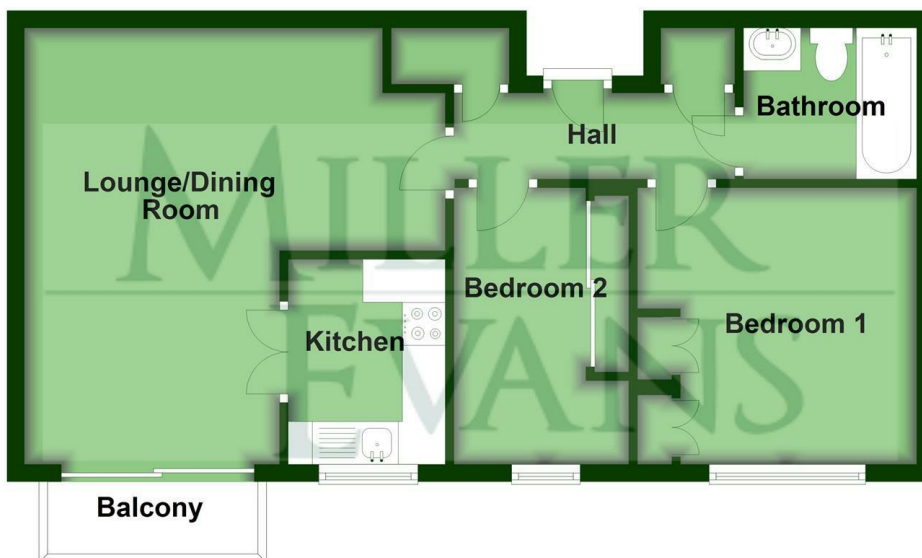
The development is well placed within easy reach of excellent amenities in Abbey Foregate and the nearby town centre via the English Bridge and within easy reach of the M54 motorway link to the West Midlands.



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.



