



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

116 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY £140,000 Region

To view this property please call us on **01743 236 800** Ref: T7880/WM/KQ

An attractive, well appointed two bedroom Leasehold Retirement Apartment.

The property is situated on the ground floor of this purpose built development, designed specifically with retirement in mind for people aged 55 and over. The apartment is well planned and well equipped and benefits from electric heating and double glazing.

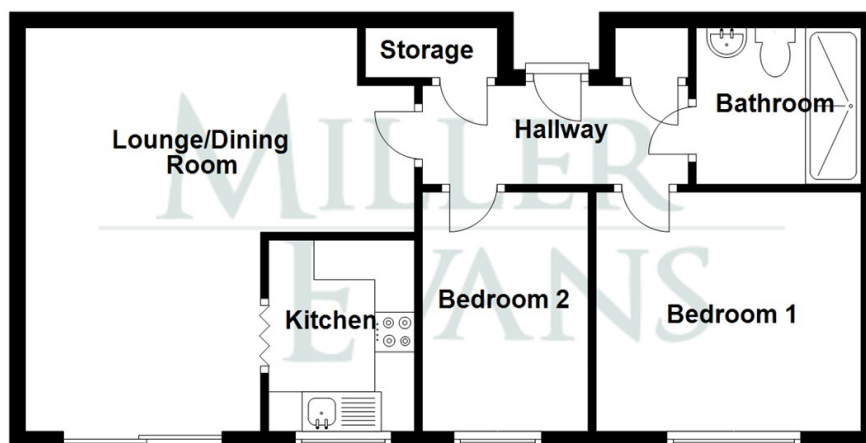
The Cedars is pleasantly situated in Abbey Foregate close to excellent amenities including shops, a Post Office and the nearby town centre with its many fashionable restaurants and bars, Theatre Severn and the development is well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Ground Floor

Approx. 566.9 sq. feet



Total area: approx. 566.9 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

Cupboard housing hot water cylinder.
Store cupboard.

L SHAPED LOUNGE / DINING ROOM

16'9" x 13'9" (5.10m x 4.19m)

Feature fireplace
With glazed French doors opening on to the communal gardens.

KITCHEN

7'11" x 6'0" (2.42m x 1.84m)

Neatly appointed and fitted with a range of matching units
Fitted oven with hob over

BEDROOM 1

9'11" x 10'11" (3.02m x 3.34m)

Window to front
Wardrobes

BEDROOM 2

9'11" x 6'10" (3.02m x 2.09m)

Window to front
Wardrobes

SHOWER ROOM

Large shower unit with hand rails
Wash hand basin, wc

OUTSIDE THE PROPERTY

Neatly kept, well maintained COMMUNAL GARDENS

Communal parking area.

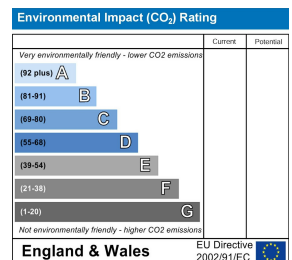
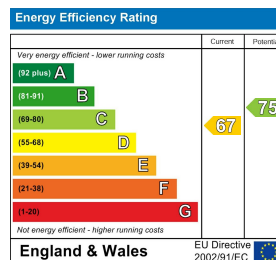


HOW TO FIND THIS PROPERTY

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?



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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