



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16B Chester Street, Shrewsbury, SY1 1NX**

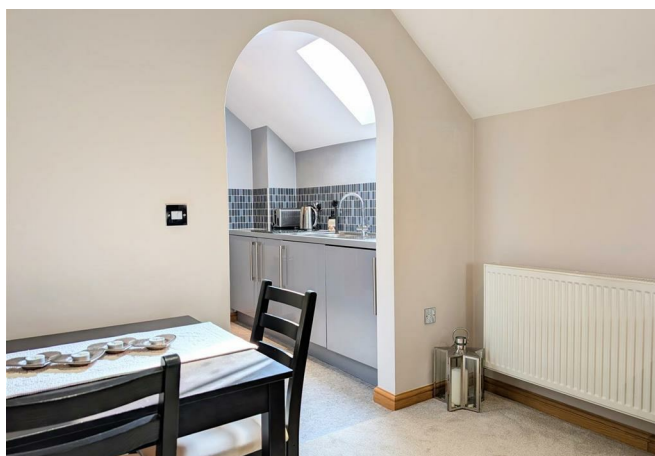
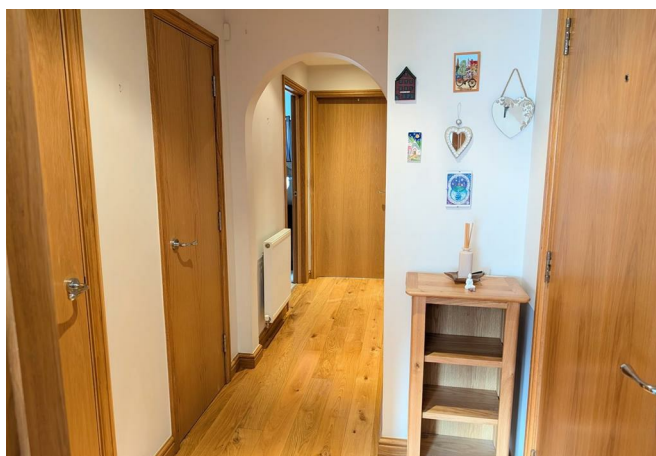
**£230,000 Region**

To view this property please call us on **01743 236 800** Ref: T7907/WM/lrd

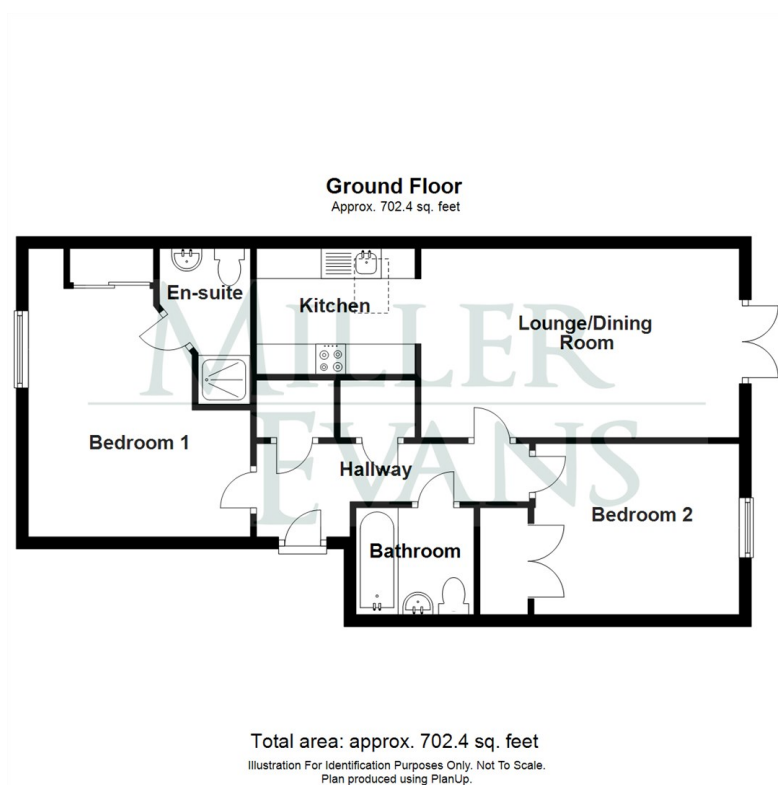
# An immaculately presented and well positioned second floor apartment with beautiful river views.

This beautifully presented, two bedroom apartment, provides well planned and well proportioned accommodation throughout, and briefly comprises: hallway, lounge/dining room, kitchen, main bedroom with en suite shower room, second bedroom and main bathroom. The property benefits from gas fired central heating, parking space and tremendous river views.

The apartment is pleasantly situated in this exclusive and popular riverside development, in a highly desirable area of Shrewsbury, within walking distance of the town centre where there is an excellent range of amenities including social and leisure facilities, numerous shops and restaurants, excellent rail and bus services as well as good schools.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### HALLWAY

With built in storage cupboard and cloaks cupboard

### LOUNGE / DINING ROOM

10'4" x 17'5" (3.15m x 5.31m)

Double French doors opening to balcony boasting stunning river views

### KITCHEN

6'10" x 8'8" (2.09m x 2.64m)

Fitted with a range of matching wall and base units and integrated appliances

### BEDROOM 1

15'9" x 12'2" (4.81m x 3.70m)

Built in wardrobe

Window to the front

### EN SUITE SHOWER ROOM

Shower cubicle

Inset wash hand basin with vanity cupboard under WC with concealed flush



### BEDROOM 2

9'4" x 14'2" (2.85m x 4.32m)

Window to the rear

Fitted wardrobe

### MAIN BATHROOM

Panelled bath with shower over and screen

Wash hand basin

Low flush wc

Partly tiled walls

### OUTSIDE THE PROPERTY

The property is accessed through electric remote control entrance gates which leads to a private residents' car park and the apartment benefits from one designated parking space.

Attractive communal gardens which are neatly kept and mainly laid to lawn, with paved pathways and seating areas, allowing residents to enjoy the attractive surroundings and outlook over the River Severn.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury town centre, proceed along Smithfield Road and bear left onto Chester Street, where the entrance to the apartments will be found almost immediately on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

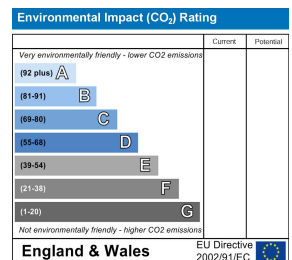
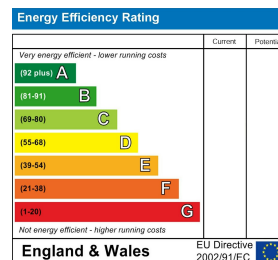
We are advised that this property is Leasehold - Share of Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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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