



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

121 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY £125,000 Region

To view this property please call us on **01743 236 800** Ref: T8005/WM/KQ

An attractive, well appointed one bedroom ground floor Leasehold Retirement Apartment.

* Open to Offers* This one bedroom leasehold apartment 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 benefits from electric heating, with a recently fitted improved heating system and new fireplace and double glazing. There is also Residents lounge (The Cedar Room) and guest suite available for visiting family/friends. In addition there is an on site house manager available during normal business hours - Monday to Friday (subject to appointment). The Cedars has recently undergone full re-decoration of all communal areas.

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



INSIDE THE PROPERTY

ENTRANCE HALL

Telephone intercom system and 24hr emergency care pull cord system

Large cloaks cupboard with fitted shelving, shelved storage cupboard with electric hot water tank system

LIVING ROOM / DINING ROOM

21'0" x 10'1" (6.40m x 3.07m)

Double glazed sliding patio door to paved patio area and communal gardens.

Newly fitted fireplace

KITCHEN

10'10" x 6'10" (3.30m x 2.08m)

Range of matching wall and base units

Vinyl floor covering

UPVC double glazed window

BEDROOM

14'5" x 9'4" (4.39m x 2.84m)

Window

Newly fitted Panel heater

SHOWER ROOM

Large walk-in tiled shower cubicle

Wash hand basin with store cupboard below, low flush WC

Heated chrome style towel rail

Vinyl floor covering

OUTSIDE THE PROPERTY

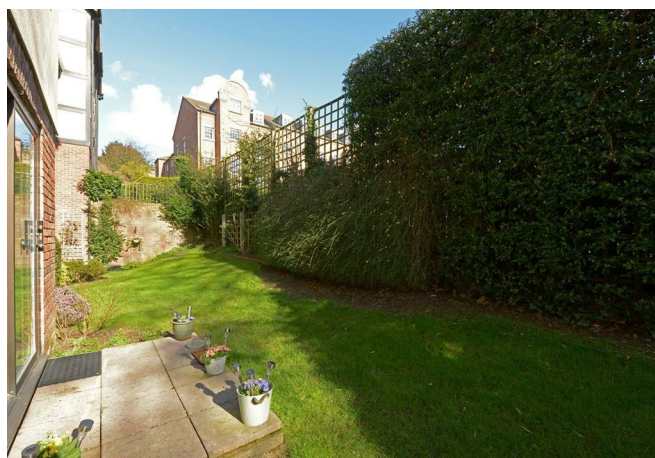
Pleasant patio area accessed from the living room, leading to neatly kept and maintained COMMUNAL GARDENS

Communal parking area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Proceed through the traffic lights and The Cedars will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity and drainage are connected. Electric night storage heating.

TENURE

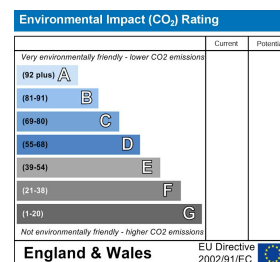
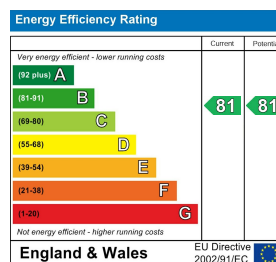
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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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