

SAMUEL WOOD

36 Benbow Quay, Coton Hill, Shrewsbury, Shropshire, SY1 2DL

£825 Per Month



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MANAGED BY SAMUEL WOOD. Well presented one bedroom apartment within walking distance to town center and train station.

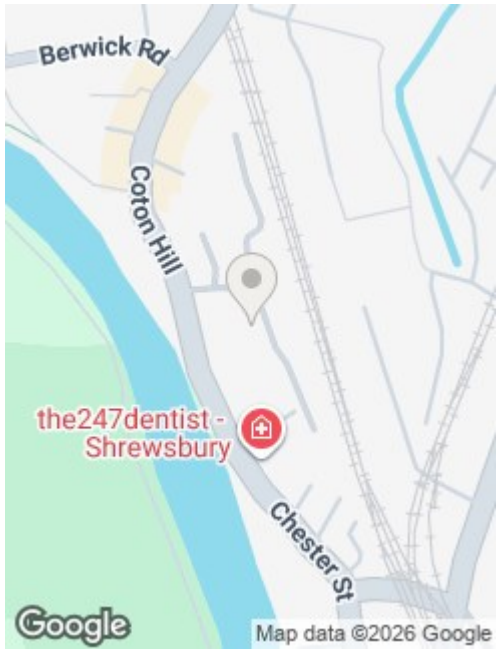


MANAGED BY SAMUEL WOOD A modern well maintained 2nd floor apartment in a good quality development situated within walking distance to town centre and train station with accommodation briefly comprising: hallway, lounge with kitchen area, bedroom and bathroom. There is allocated car parking and communal garden areas.







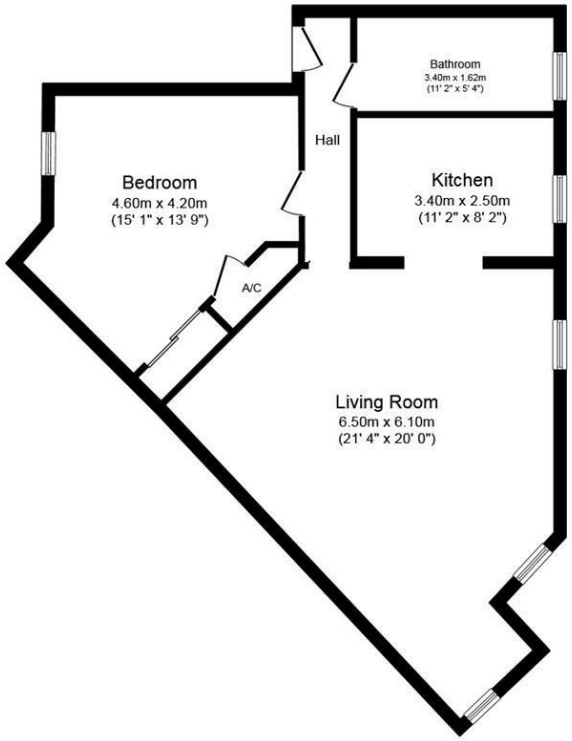


Directions

Unfurnished.
No smoking/vaping.
EPC - D
Council Tax Band – B
Utilities (mains electric, mains water, mains drainage)
Parking situation – off road parking for 1 vehicle

IMPORTANT INFORMATION FOR APPLICANTS WHO ARE CURRENTLY RENTING:

If you are renting another property, please check your notice requirements before booking a viewing or submitting an application. From 1 May 2026, tenants ending an assured periodic tenancy in England usually need to give 2 months' written notice, and the tenancy must normally end on the day rent is due or the day before. This means your actual move date may be later than you expect. Please do not assume that your current landlord will agree to a shorter notice period or an earlier release unless this has been confirmed. We may ask you to confirm your current tenancy notice position before progressing an application.



Floor Plan

Total floor area 70.1 sq.m. (755 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
Printed Contact Details...

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.