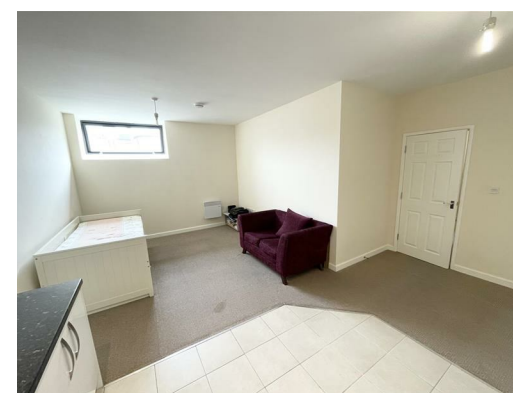
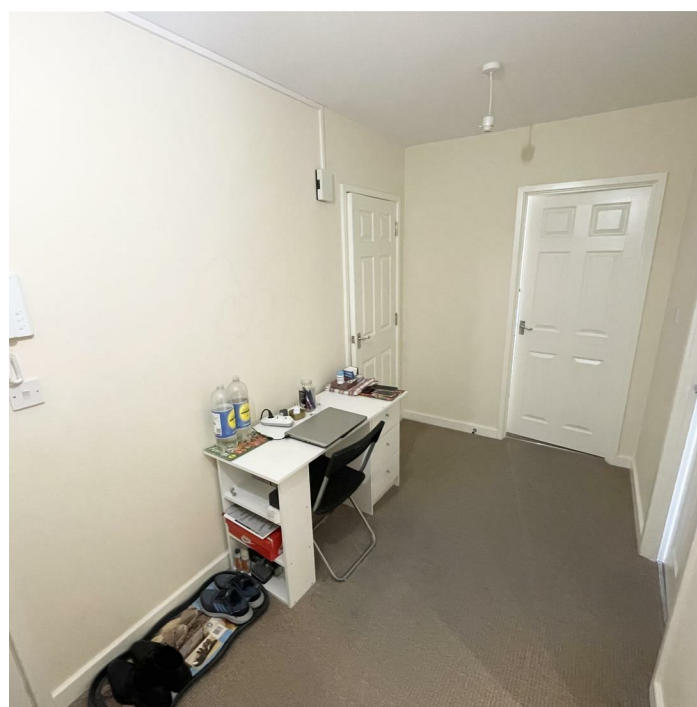


Apartment 2, Claremont Lofts Claremont Street,
Shrewsbury, Shropshire, SY1 1AF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £139,950

Viewing: strictly by appointment
through the agent

Located in the heart of Shrewsbury town centre, this exceptionally spacious and well-proportioned first-floor apartment offers impressive accommodation, including a generous double bedroom.

The property is ideally situated within easy walking distance of a wide range of independent shops, popular high street retailers, restaurants, and local amenities, as well as the picturesque riverside walks and beautiful open spaces of The Quarry Park.

Offering a superb town centre location and excellent living space, this apartment is likely to appeal to a variety of purchasers, including first-time buyers, investors, and those seeking a convenient lock-up-and-leave home. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, entrance hallway, modern open plan lounge/kitchen/diner, double bedroom with fitted wardrobe, spacious bathroom, electric heating, double glazing, and currently good broadband with Download: 16,4 Mbps and Upload: 0,84 Mbps. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance door gives access to:

Communal entrance hallway

With communal staircase giving access to:

Communal first floor

Door gives access to:

Entrance hallway

13'8 x 6'3

Having wall mounted electric heater, useful walk-in store cupboard with pressurised water system.

Door from entrance hallway gives access to:

Modern open plan lounge/diner/kitchen

20'8 x 15'9 max reducing down to 11'1

The kitchen/diner area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, integrate fridge freezer, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, recessed spotlights to ceiling, part tiled to floor, wall mounted electric heater.

The lounge area comprises: Double glazed window, wall mounted electric heater, TV aerial points.

From entrance hallway doors give access to: Double bedroom and large bathroom.

Bedroom

11'2 x 10'9 max

Having two double glazed windows, fitted double wardrobe, wall mounted electric heater.

Bathroom

10'8 x 6'9

Having a three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to

side, low flush WC, wash hand basin with mixer tap over, tiled floor, recessed spotlights and extractor fan to ceiling, wall mounted pull cord electric heater.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested.

Currently, the connection for full fiber broadband is available at the property.

COUNCIL TAX BAND A

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 149 years from the 1st January 2016

The management service fee 2026/2027 including the ground rent is £726.25/year (£60.52/month)

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the

recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

