



80 Benbow Quay, Shrewsbury, SY1 2DL

Shrewsbury & Country House Sales

MILLER
EVANS

80 Benbow Quay, Shrewsbury, SY1 2DL

£170,000

Leasehold

- Convenient fringe-of-town-centre location, close to a wide range of local amenities and the railway station
- Attractive outlooks along Smithfield Road towards the River Severn beyond
- Well-proportioned open-plan living and kitchen space
- Two bedrooms and bathroom
- Electric heating throughout
- Communal gardens and allocated parking space



A well-presented two-bedroom apartment occupying a convenient fringe-of-town-centre position, close to the railway station and a wide range of town-centre amenities, while enjoying attractive outlooks along Smithfield Road towards the River Severn beyond.

The accommodation comprises a bright and well-proportioned open-plan living and kitchen space, two bedrooms and a bathroom, with electric heating throughout.

An appealing combination of convenience and comfortable modern living, with the town centre, Shrewsbury railway station and access to the M54 road link all within easy reach.



ENTRANCE HALL
3'5" x 14'0"

OPEN PLAN LIVING SPACE
24'2" x 17'0"

BALCONY
6'7" x 3'9"

BEDROOM 1
11'1" x 11'2"

BEDROOM 2
11'5" x 8'2"

BATHROOM
8'6" x 5'7"

GARDENS AND GROUNDS

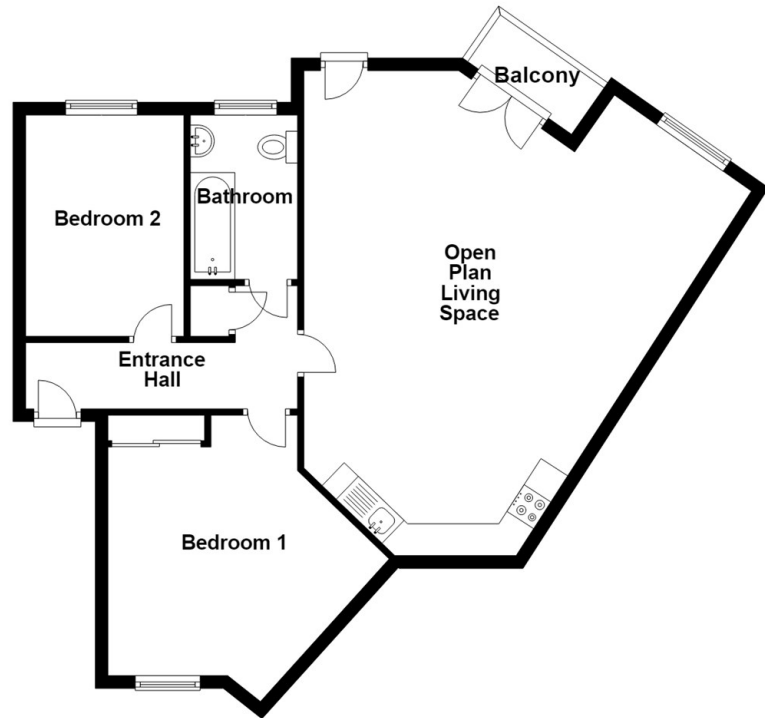
The property benefits from communal gardens and an allocated parking space.



HOW TO GET THERE

Proceed out of Shrewsbury on the Smithfield Road. Benbow quay will be seen on the right hand side before the road rises to Coton Hill.

Floor Plan



Total area: approx. 788.4 sq. feet

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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. Some images may have been enhanced. This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

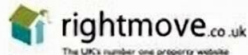
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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