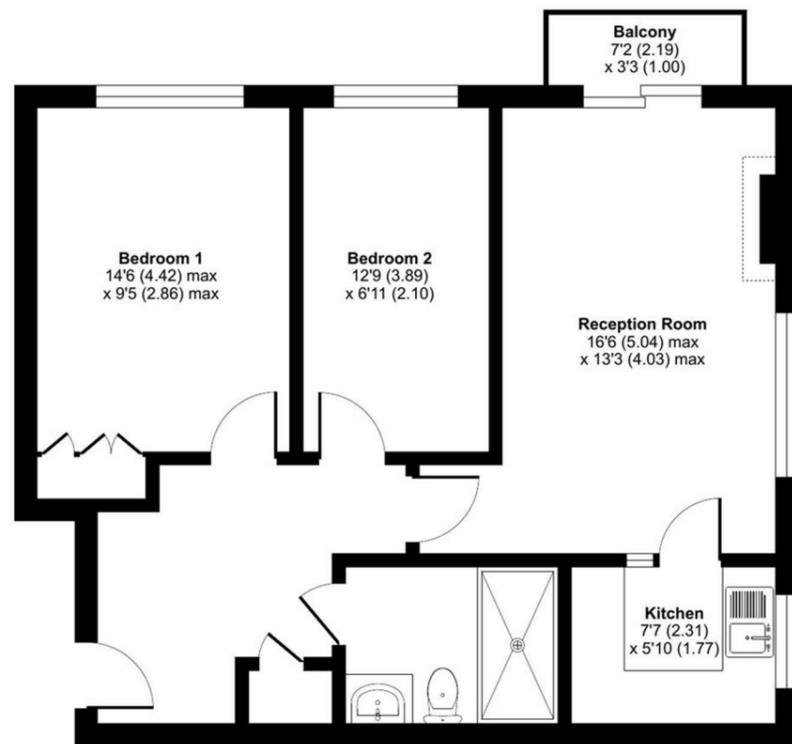


FOR SALE



Flat 213 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY

Approximate Area = 607 sq ft / 56.3 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1347144



FOR SALE

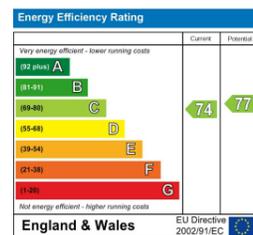
Offers in the region of £155,000

Flat 213 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and generously proportioned retirement apartment, with balcony and a lovely outlook in this sought after development.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular and convenient location
- Sought after development
- Well proportioned accommodation
- Balcony with lovely outlook
- Communal parking and gardens
- NO ONWARD CHAIN

DESCRIPTION

This spacious and thoughtfully designed retirement apartment offers comfortable living in a peaceful setting. The generous lounge/diner provides ample space for relaxing or entertaining, with doors opening onto a small balcony seating area that enjoys a lovely outlook towards a natural woodland space.

The well-fitted kitchen is both practical and stylish and contains a number of units, while the principal bedroom is particularly spacious. A good-sized second bedroom adds versatility, ideal for guests, hobbies, or a study. The property is served by a well proportioned and convenient shower room. Outside there are some communal gardens and a residents car park with spaces, which are on a first come first served basis.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Leasehold with Vacant Possession upon Completion. 113 years remaining on lease. Service Charge - £281.66 pcm - £3200 pa (approx) Minimum age permitted is 55 years. Further details of the lease can be confirmed by the Vendor's solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

DIRECTIONS

From Shrewsbury Town Centre, proceed down Wyle Cop and over the English Bridge staying in the left hand lane. Continue onto Abbey Foregate moving into the right hand lane at the next set of traffic lights. Proceed straight ahead and after a short distance take the right turn into The Cedars.

SITUATION

The apartment is well situated and conveniently placed with a number of local amenities available including shops. The town centre is within walking distance and offers an excellent range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service.