



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Simpson Square, shrewsbury, SY1 2EQ

**Offers in the Region
of £160,000**

To view this property please call us on **01743 236 800** Ref: T8121/SL/KQ

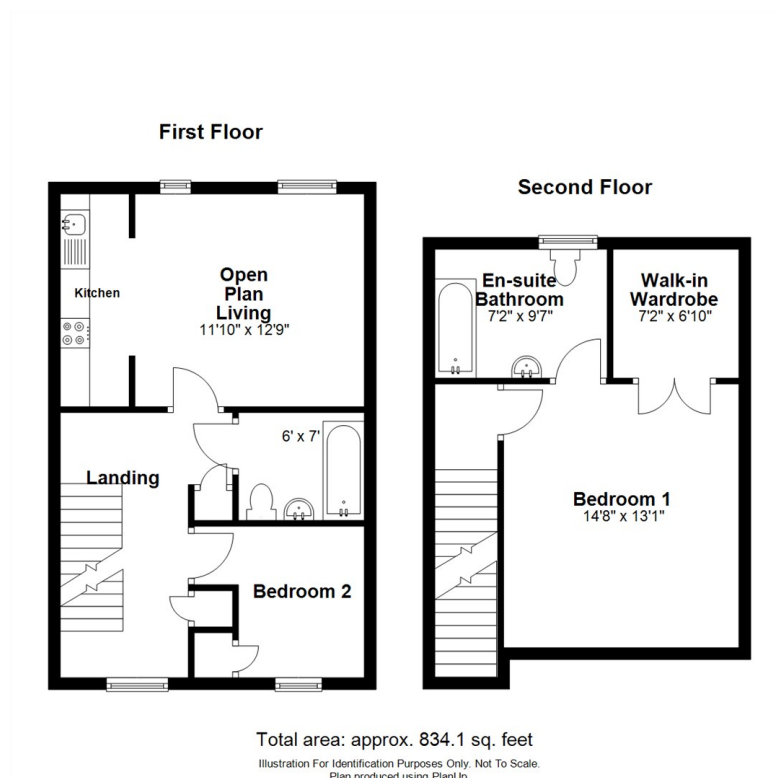
A spacious two bedroom duplex apartment set within a stylish modern development and conveniently placed within easy reach of the nearby town centre.

This two bedroom apartment provides well planned and spacious accommodation arranged over two levels. There is a bright open-plan living and dining area with archway to a modern kitchen, bedroom and a bathroom to the ground floor. Main bedroom with large walk in wardrobe and en suite bathroom to the first floor. The property benefits from gas fired heating and double glazing and communal gardens.

The property is situated in a popular and convenient residential location close to good local amenities and the nearby town centre with all its shopping and transport facilities. Shrewsbury's town centre boasts a wealth of fashionable bars and restaurants, the Theatre Severn and the Quarry Park and Dingle Gardens. The property and its location make it ideal for professionals, small families or investors alike.



FLOOR PLANS



INSIDE THE PROPERTY

OPEN PLAN LIVING/DINING ROOM

11'10" x 12'9" (3.61m x 3.89m)

Two windows

Opening to:

KITCHEN AREA

11'10" x 3'10" (3.61m x 1.17m)

Fitted with a range of matching wall and base units

Inset oven with hob and extractor hood over

BEDROOM 2

8'5" x 7'0" (2.57m x 2.13m)

Built in store cupboard

BATHROOM

Panelled bath

Wash hand basin, wc

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

14'8" x 13'1" (4.47m x 3.99m)

WALK IN WARDROBE

7'2" x 6'10" (2.18m x 2.08m)

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

Allocated parking space.

The residents also enjoy access to a neatly maintained communal courtyard garden, perfect for socialising with neighbours and friends.



HOW TO FIND THIS PROPERTY

The property is best approached along Castle Foregate and after a short distance, Simpson Square will be found on the left hand side.



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	
England & Wales	EU Directive 2002/91/EC

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	
England & Wales	EU Directive 2002/91/EC

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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: A

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. Images may have been enhanced.

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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