MILLER EVANS

SHREWSBURY'S ESTATE AGENT

7 Greenfields Gardens, Shrewsbury, SY1 2RN

Offers Over £150,000

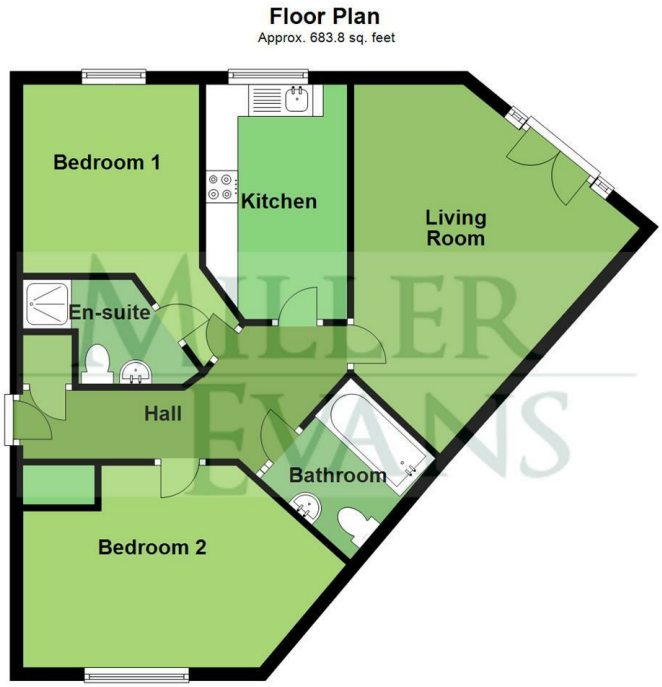
To view this property please call us on **01743 236 800** Ref: T7997/SL/KQ

A well appointed, second floor, two bedroom leasehold apartment.

This two bedroom second floor apartment provides well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from double glazing and gas fired central heating.

The property is situated on the second floor of this established and conveniently placed residential development, close to excellent amenities, including the town centre with Shrewsbury railway station, Theatre Severn, many fashionable bars and restaurants.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL
Two built in store cupboards

LIVING ROOM / DINING ROOM
16'5" x 16'10" (5.00m x 5.13m)
Glazed French doors with Juliet balcony with views along Ellesmere Road.

KITCHEN
12'2" x 5'11" (3.71m x 1.80m)
Neatly appointed and fitted with a range of matching units
Window to the front

BEDROOM 1
11'6" x 9'2" (3.51m x 2.79m)

EN SUITE SHOWER ROOM
Shower cubicle
Wash hand basin, wc

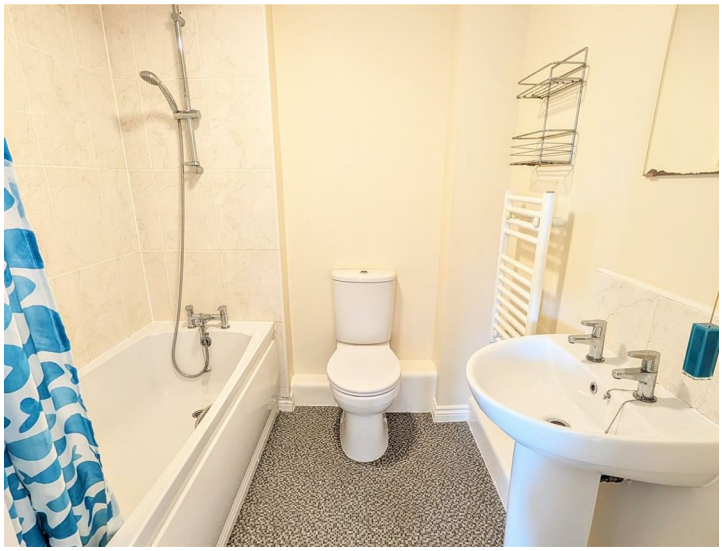
BEDROOM 2
10'1" x 13'9" (3.07m x 4.19m)

BATHROOM
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

Spacious communal parking area with allocated parking space.

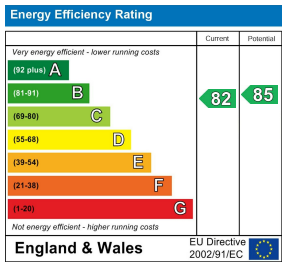
Tenure: Leasehold
Lease length: 155 years from 1st April 2007
Ground rent: £374 per annum
Service Charge: £1,305.04 per annum

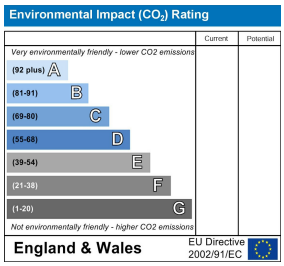


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, bearing left onto Coton Hill. Proceed to the mini island, turning right onto Greenfield Gardens, where the apartment will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?





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: B

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.

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: OnTheMarket.com rightmove.co.uk The UK's number one property website

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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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