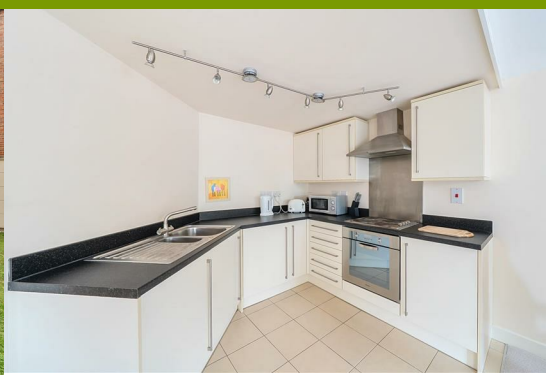


75 BENBOW QUAY

| SHREWSBURY | SHROPSHIRE | SY1 2DL







An immaculately presented two bedroom apartment, occupying an enviable position on this sought after town centre residential development with views of the River Severn.

Offers in the region of £175,000





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- **Open plan/kitchen/dining/living area**
- **2 double bedrooms**
- **Allocated parking**
- **Walking distance of the town centre and railway station**
- **Lovely views of the river**
- **NO ONWARD CHAIN**

DIRECTIONS

What3words: ///meals.shower.period

SITUATION

The property is ideally positioned in an attractive and sought after development with Shrewsbury town centre being only a short walking distance away. The town centre offers an excellent range of shopping leisure and social amenities together with a rail service. Prospective purchasers should note there are some attractive river walks and commuters have easy access to the A5 leading onto the M54 motorway and the Midlands beyond.

DESCRIPTION

75 Benbow Quay is a well presented 2 bedroom apartment that has been finished to a high standard. The apartment has its own front patio and balcony. There is access from ground level to the rear. The apartment includes two double bedrooms, a bathroom with shower over, an extensive kitchen/dining/living area with lovely views of the River Severn. The apartment is south westerly facing meaning the property is extremely light and bright. There is an allocated parking space and the property is within a few minutes walk to the train station.

ACCOMMODATION

ENTRANCE HALL

With airing cupboard housing the hot water cylinder.

OPEN PLAN LIVING KITCHEN DINING AREA

KITCHEN

Providing a range of matching eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Integrated electric oven and grill with 4 ring hob unit over stainless steel splash and filter hood. Washing machine and fridge included in the sale.

LIVING AREA

With french doors out to the balcony.

BEDROOM ONE

With fully mirror fronted built in wardrobe.

BEDROOM TWO

With window to front.

BATHROOM

Providing a low level WC, pedestal wash hand basin and panelled bath with shower unit over.

OUTSIDE

A private raised patio to the front that gives access through the front door. Neatly kept communal landscaped gardens and there is a rear access from the parking that is on the ground floor level.

Allocated parking space.

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 £36 (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

Length of lease 199 years from 01/07/2005
Ground rent £100 per annum.
Service charge for half the year is £995.17 equivalent to £1990.34 per year. The amounts are based on the percentage of the total maintenance for the estate.

SERVICES

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

COUNCIL TAX

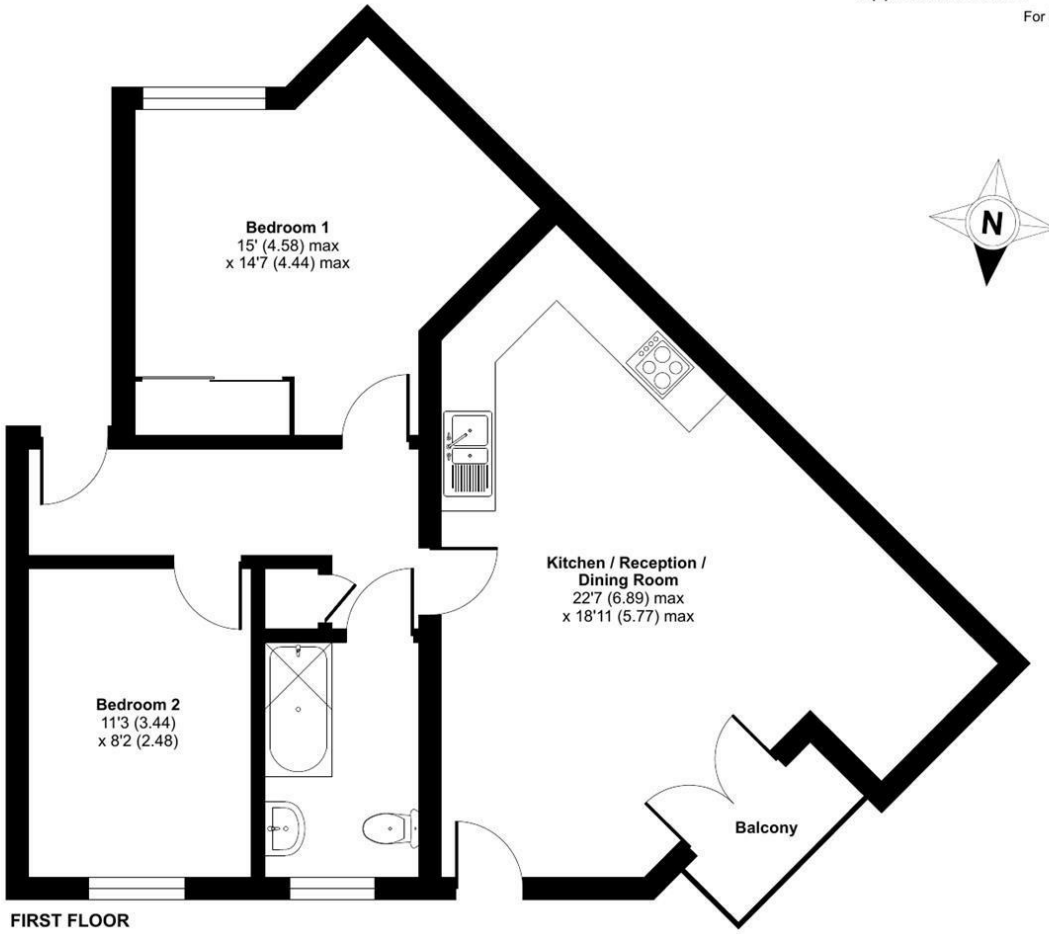
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

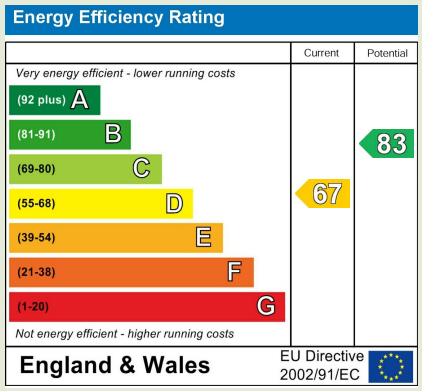
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1333898



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

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The Property Ombudsman

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.