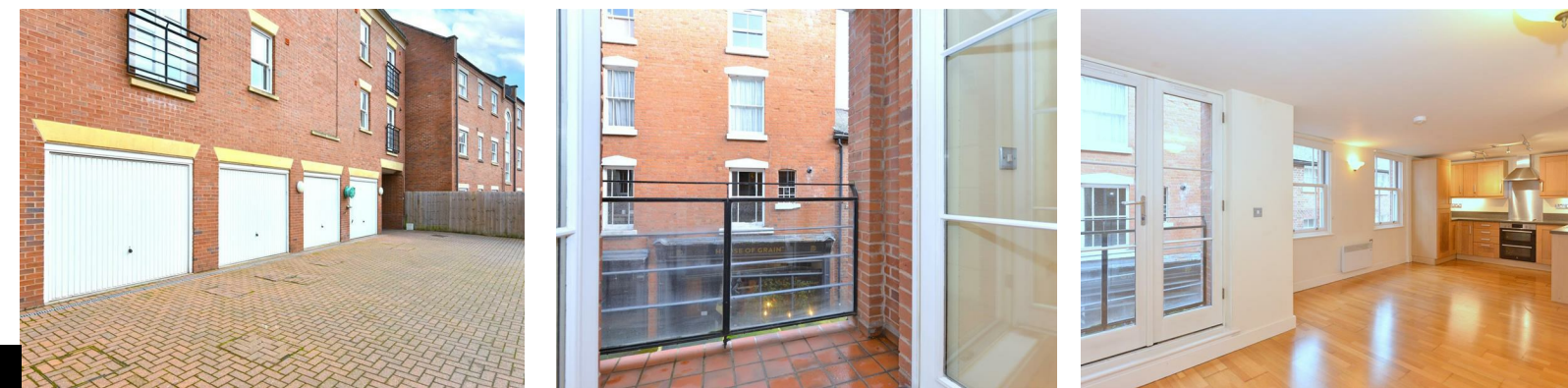


Apartment 2, Century House St. Julians Friars,  
Shrewsbury, Shropshire, SY1 1XY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £249,995**

Viewing: strictly by appointment through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Having no UPWARD CHAIN and the rare benefit of a SINGLE GARAGE, this is a well presented two double bedroom first floor apartment which offers comfortable and modern living which will be an ideal purchase to many buyers including professionals, downsizers or investors. This superb property offers exceptional easy access to an abundance of local amenities, riverside walks leading to the Quarry park and excellent transport links via the Shrewsbury railway station or local bypass which links up to the M54 motorway network. Early viewing coms highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal first floor landing, entrance hallway, spacious L shaped open plan lounge/diner/kitchen with an enclosed walk-out balcony, master bedroom with ensuite shower room and Juliet style balcony, further double bedroom, bathroom, garage within a secure residence carpark accessed via an electrically operated roller door, electric heating, sealed unit double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance door gives access to:

**Communal hallway**

Communal stairs then rise to:

**Communal first floor landing**

Door gives access to:

**Entrance hallway**

Having wall mounted electric heater, store cupboard housing megaflow tank with further store cupboard to side, wood effect flooring, wall mounted telephone intercom system.

Door from entrance hallway gives access to:

**Spacious L shaped open plan lounge/diner/kitchen**  
24'11 x 15'2 max

The lounge/diner area comprises: Two wall mounted electric heaters, two wall light points, TV and telephone points, wood effect flooring, two sealed unit double glazed sash windows.

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, dishwasher, free standing washing machine, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, under unit lighting.

From lounge/diner area sealed unit double glazed French doors give access to:

**Enclosed walk-out balcony**

From entrance hallway door gives access to: Two double bedrooms and bathroom.

**Bedroom one**

12'1 x 10'8 excluding recess

Having sealed unit double glazed French doors giving access to Juliet style balcony, large fitted mirror fronted wardrobe, wall mounted electric heater. Door from bedroom one gives access to:

**Ensuite shower room**

Having large tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, tiled floor, shaver point, wall hung heated towel rail, extractor fan to ceiling.

**Bedroom two**

12'0 x 11'10

Having sealed unit double glazed sash window to rear, wall mounted electric heater.

**Bathroom**

Having a three piece white suite comprising: panel bath, WC with hidden cistern, wash hand basin set to vanity unit, half tiled to walls, tiled floor, wall mounted electric heater, extractor fan to ceiling.

**Outside**

Access via a electrically operated roller door leads to the rear of the building, up and over door gives access to:

**Garage**

16'0" max reducing down to 11'1" min x 8'7"

This garage comprises: Up and over door, fitted power and is the second garage on the right hand side as you enter the rear of the building.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is LEASEHOLD with a share of the FREEHOLD

The vendor/s have informed us these details/charges are applicable:

The lease was originally granted for a term of approximately 199 years, with approximately 180 years remaining unexpired from 1 January 2004.

Service charge currently £3150.23 per annum

Ground rent N/A

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor.

Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

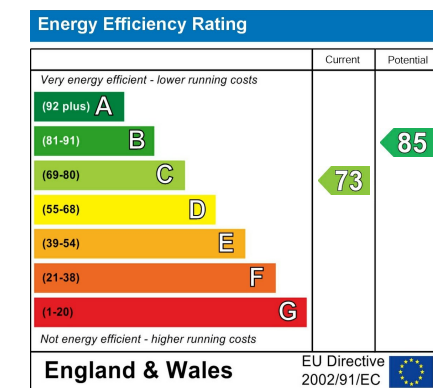
**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

Floor Plan

