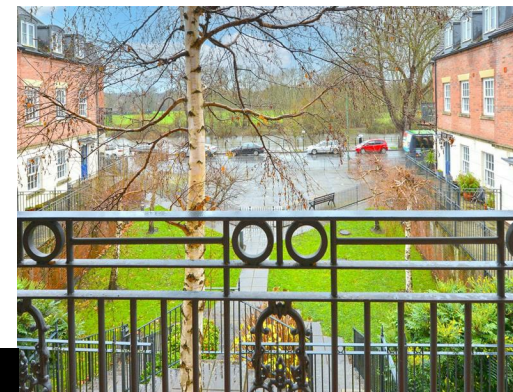
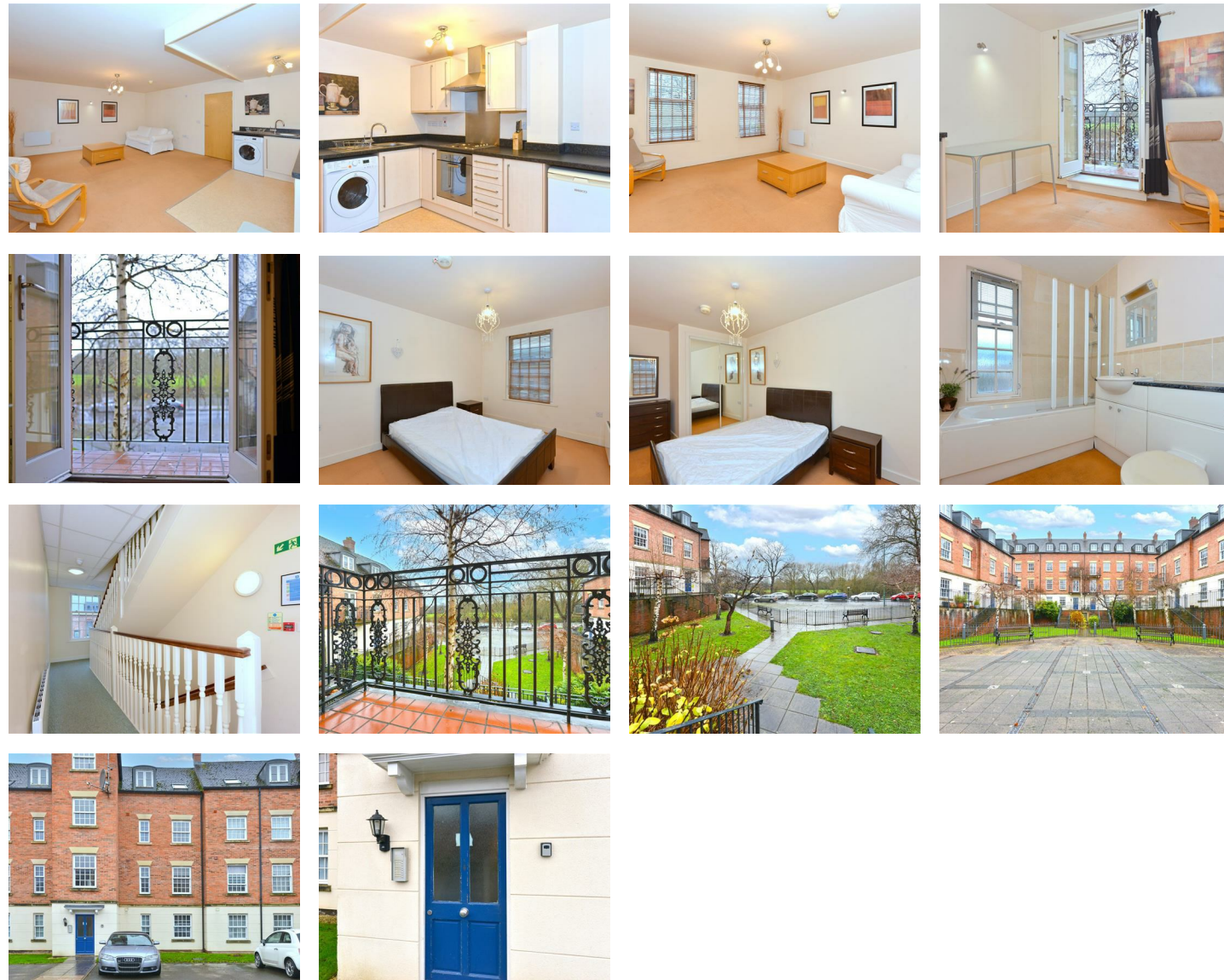


54 Benbow Quay, Coton Hill, Shrewsbury, Shropshire,
SY1 2DL

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 £149,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and boasting a enclosed walk-out balcony with views over the River Severn and towards the Shrewsbury town centre. This is a spacious and well presented one double bedroom first floor apartment. The property is situated on this popular development constructed by the renowned local builders Shropshire Homes, and is within striking distance of tranquil riverside walks leading to the medieval town centre of Shrewsbury and being well placed for easy access to the local bypass linking up to the M54 motorway network. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hallway, communal first floor landing, entrance hall, modern open plan lounge/diner kitchen, double bedroom with large built-in mirror fronted wardrobe, bathroom, enclosed walk-out balcony taking full advantage of the riverside views, well kept communal grounds, allocated car parking space, electric heating, sealed unit double glazing.

The accommodation in greater detail comprises:

Communal entrance gives access to:

Communal hallway
Stairs then rise to:

Communal first floor landing
Entrance door then gives access to:

Entrance hallway
Having wall mounted digital control electric heater, wall mounted telephone intercom system, cupboard housing water tank.

Door from entrance hallway gives access to:

Open plan lounge/diner/kitchen
20'10 x 15'11
The lounge/diner area comprises: Two sealed unit double glazed sash window with a pleasing aspect over the communal grounds, the River Severn and beyond, two wall mounted digital control electric heaters, wall light points. The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, vinyl floor covering, sealed unit double glazed French doors then give access to:

Enclosed walk-out balcony
with a pleasing aspect over the communal grounds towards the River Severn and beyond.

From entrance hallway door gives access to: Double bedroom and bathroom.

Bedroom
13'9 max into recess reducing down to 11'8 min x 8
Having sealed unit double glazed sash window to rear, large built-in mirror fronted double wardrobe, wall mounted digital heating control electric heater.

Bathroom
Having a three piece suite comprising: Panel bath with

mixer shower over, folding glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, wall mounted heating control electric heater, sealed unit double glazed sash window to rear, strip light with built-in shaver point, extractor fan to ceiling.

Outside
There is an arrange of neatly kept communal grounds and one allocated car parking space.

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 A

Tenure
We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Length of lease (in years) remaining on current lease: 179 years.
Ground charge per year: £100.00
Ground rent review date and price increase: Review date 2054. Price increase £200.00.
Service charge per year: £1896.78 (paid up until 30th June 2026)
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(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	

FLOORPLANS

