

111 The Cedars, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6BY

www.hbshrop.co.uk



Offers In The Region Of £169,950

Viewing: strictly by appointment
through the agent



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

Occupying a highly sought after position on this popular retirement development for the over 55's, this is a much improved, spacious, bright and airy two double bedroom lower ground floor apartment. The property is situated in this desirable residential location within walking distance of an array of excellent local amenities including Sainsbury's local, Asda, Home Bargains, the medieval town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. Early viewing comes highly recommended for the apartment and its position can be fully appreciated.

The accommodation briefly comprises of the following: Secure communal entrance hall (access via communal lifts or staircases), reception hallway, spacious L shaped lounge/diner, re-fitted kitchen, two double bedrooms, re-fitted shower room, private outside patio space, beautifully kept well established communal grounds, residents parking, ample visitors parking, UPVC double glazing, electric heating, house manager, residents lounge and emergency careline. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to communal hallway with communal stairs and lift leading down to lower ground floor level.

Entrance door gives access to:

Entrance hallway

Having wood effect flooring, digital controlled wall mounted electric heater, wall mounted telephone intercom and pullcord emergency system and two store cupboards one of which houses the water heater. Door from entrance hallway gives access to:

L shaped lounge/diner

25'0 max x 15'1 max

Having two wall mounted digital controlled electric heaters, wood effect flooring, Dimplex coal effect electric fire with decorative fire surround, coving to ceiling, UPVC double glazed French doors giving access to private patio area and well maintained communal grounds. From lounge/diner access is given to:

Re-fitted kitchen

12'0 x 4'9

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, integrated fridge/freezer and washing machine, fitted worktop with inset stainless steel sink drainer unit and mixer tap over, vinyl tiled effect floor covering, tiled splash surround and UPVC double glazed window overlooking the well maintained communal grounds.

Doors from entrance hallway give access to two double bedrooms and re-fitted shower room.

Bedroom one

10'10 x 10'6

Having UPVC double glazed window overlooking the developments well maintained communal grounds and wall mounted digital controlled electric heater.

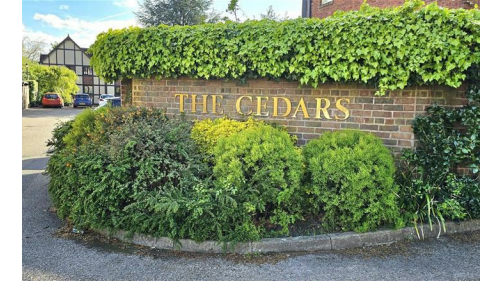
Bedroom two

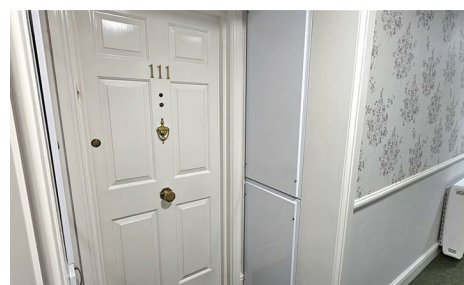
10'3 x 6'9

Having UPVC double glazed window overlooking the developments well maintained communal grounds and wall mounted electric panel heater.

Re-fitted shower room

Having an attractive en-suite comprising: Large shower cubicle with wall mounted electric shower and fitted seat, pedestal wash hand basin with mixer tap over, low flush wc, non slip floor covering, wall mounted pullcord electric heater, shaver point and extractor fan.





Outside

The development is serviced by ample communal residents parking and visitor parking. The communal grounds are a fantastic feature of the property being well maintained and comprising: Lawned garden areas and a ray of mature plantation, trees etc. A particular highlight for the apartment is its private paved patio area accessed from the lounge/diner.

Sevices

Mains water, electricity and 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

Tenure

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Lease term 150 years from: 01/ 07/1988

Service charge per annum £3,272.96

Vendor informs no ground rent charge

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.

Ground Floor

