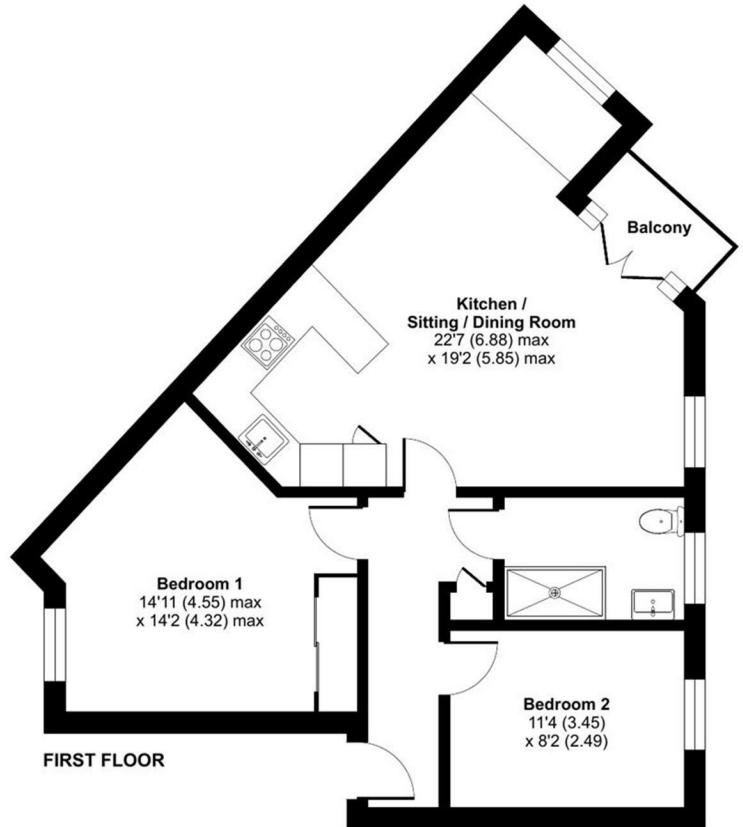


FOR SALE

77 Benbow Quay, Shrewsbury, SY1 2DL

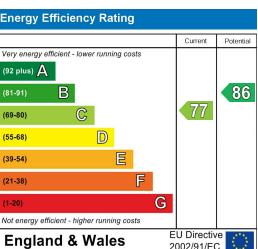


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1381751

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



Halls<sup>1845</sup>

01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £190,000

77 Benbow Quay, Shrewsbury, SY1 2DL

A light and bright, beautifully presented 2 bedroom leasehold apartment, occupying an enviable position on this sought after town centre residential development with views of the River Severn.



hallsgb.com

01743 236444

Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Open plan/kitchen/dining/living area with window seat
- 2 double bedrooms
- Allocated parking
- Walking distance of the town centre and railway station
- Lovely views of the river

#### DIRECTIONS

What three words - ///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

77 Benbow Quay is an immaculately well presented 2 bedroom apartment that has been finished to an incredibly high standard. The apartment is light and bright and located on the first floor and has a balcony overlooking the River Severn. The accommodation comprises two double bedrooms, a shower room, a lovely expansive kitchen/dining/living area with lovely views of the River Severn. The apartment is south westerly facing meaning the property is incredibly light and bright. There is an allocated parking space and the property is within a few mins walk to the train station.

#### 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 £30 (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 £1,450 equivalent to £2,900 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 'A' on the Shropshire Council Register.

#### VIEWINGS

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