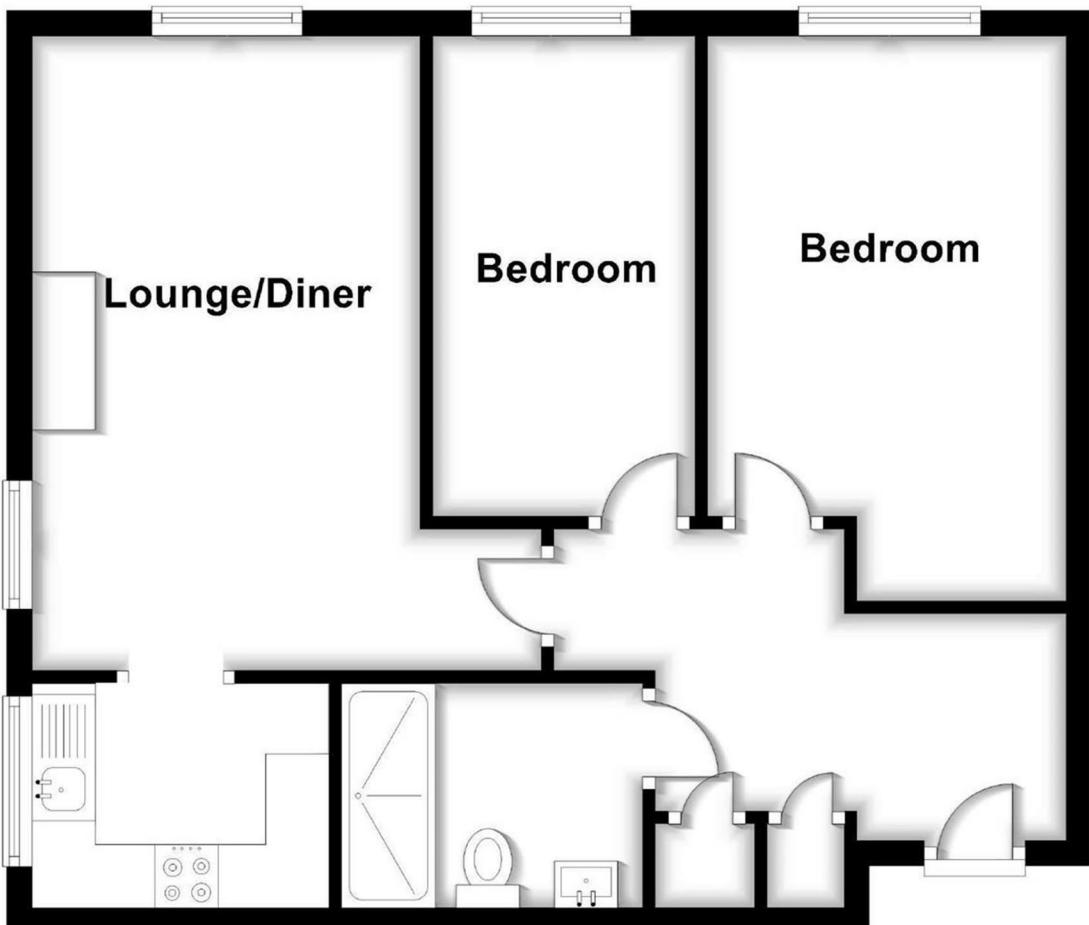


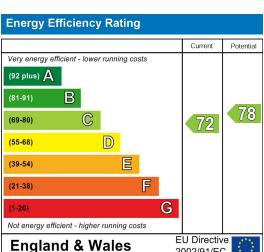
Ground Floor



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

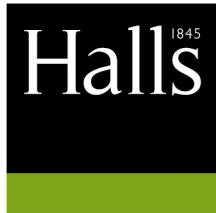


FOR SALE

Offers in the region of £155,000

Apartment 302 The Cedars, Abbey Foregate, Shrewsbury
SY2 6BY

A most appealing and attractively presented ground floor retirement apartment, positioned in a sought after development, with access to local and town centre amenities.



01743 236444

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



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Close to town amenities.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Popular location
- Age restriction 55+
- Generously proportioned
- Electric heating
- Communal Gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury Town Centre, proceed down Wyle Cop and over the English Bridge staying in the left hand lane. Continue onto Abbey Foregate moving into the right hand lane at the next set of traffic lights. Proceed straight ahead and after a short distance take the right turn into The Cedars.

SITUATION

The apartment is well situated and conveniently placed with a number of local amenities available including shops. The town centre is within walking distance and offers an excellent range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service.

DESCRIPTION

Apartment 302 is well positioned on the ground floor close to the entrance and is accessed off a communal entrance lobby. The accommodation is well proportioned and easily manageable and offers a good size lounge/diner with a fitted kitchen off. The 2 bedrooms are served by the shower room, which has a white suite. Outside there are communal gardens and parking which is used on a first come first served basis.

ACCOMMODATION

Panelled entrance door leads into:-

ENTRANCE HALL

With built in storage cupboard with fitted shelving, airing cupboard with hot water cylinder.

LOUNGE/DINER

16'6" x 10'2"
With ornamental fireplace and dual aspect windows with pleasant outlook.

KITCHEN

7'9" x 5'9"
Providing a range of modern eye and base level units comprising cupboards and drawers, with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space for electric cooker, space for fridge freezer. Part tiled walls and tiled splash, window with pleasant outlook.

BEDROOM 1

15'8" max x 9'4"
Providing a wealth of fitted bedroom furniture comprising wardrobes and drawers. Large window with lovely outlook.

BEDROOM 2

12'8" x 6'9"
With Pleasant outlook.

SHOWER ROOM

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, large walk-in shower with wall mounted electric shower unit, inset tiling and splash screen. Part tiled walls, heated towel rail and extractor fan.

OUTSIDE

The property is approached off the communal parking area and through main entrance doors leading into the building. The site provides communal lawned gardens and parking is on a first come first served basis.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TERMS OF LEASE

Leasehold with Vacant Possession upon Completion.
Lease 150 years from 1 July 1988.
Service Charge - £781.86 every 3 months.
Minimum age permitted is 55 years.
Further details of the lease can be confirmed by the Vendor's solicitor.

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.

VIEWING

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