

Apartment 24, Watergate Mansions St. Marys Place,
Shrewsbury, Shropshire, SY1 1DW

www.hbshrop.co.uk



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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:

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Offers In The Region Of £169,950

Viewing: strictly by appointment
through the agent

Set within a highly distinguished and beautifully preserved Grade II listed building, this delightful third-floor one-bedroom apartment offers spacious and well-proportioned accommodation throughout.

The property benefits from large glazed sash windows enjoying attractive views towards St Mary's Church and the surrounding townscape.

Ideally situated in the heart of the medieval town centre of Shrewsbury, the apartment is within easy walking distance of an excellent range of independent shops, restaurants, cafés and major amenities.

The property is also offered For Sale with NO UPWARD CHAIN.

Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Secure communal entrance hall, communal third floor landing, entrance hallway, dining area, lounge, modern kitchen, double bedroom, bathroom, electric heating, allocated car parking space within a secure residence carpark access via an electrically operated gates, town centre location.

The accommodation in greater detail comprises:

Secure communal entrance door gives access to communal hallway.

Communal stairs then lead to third floor from third floor communal hallway door gives access to:

Entrance hallway

Having night storage heater, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Dining area

11'0 x 8'3 excluding recesses

Having glazed sash window with a pleasing aspect towards St Mary's Church, night storage heater, two square arch's from dining area gives access to:

Lounge

12'10 x 7'8

Having two glazed sash windows with pleasing aspect towards St Mary's Church and local surroundings, night storage heater, dado rail, coving to ceiling, wall light points.

Square arch from dining area gives access to:

Kitchen

7'10 x 8'2

Having modern eye level and base units with built-in cupboard and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, space for up right fridge freezer, vinyl wood effect floor covering, tiled splash surrounds, glazed sash window with a pleasing aspect towards St Mary's Water Lane, recessed spotlights to ceiling,

From entrance hallway doors give access to:

Bedroom and bathroom

Bedroom

13'6 max intio recess x 8'0

Having glazed sash window with a pleasing aspect towards St Mary's Water Lane, wall mounted electric heater.

Bathroom

Having a three piece white suite comprising:; timber style panel bath with electric shower over, folding glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled floor, cupboard housing cylinder unit, wall mounted extractor fan and pull cord electric heater.

Outside

Within a secure residence carpark access via a electrically operated gates there is one allocated car parking space.

Services

Mains water, electricity, drainage and gas 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 B

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:

Approximate Length of lease remaining is 170 years

Ground rent N/A

Ground rent price increase and review date N/A

Service charge £2,159.69

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 43.1 sq. metres (464.3 sq. feet)