



114 The Old Meadow, Abbey Foregate, Shrewsbury,  
Shropshire, SY2 6GA

[www.hbshrop.co.uk](http://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.



A well presented, particularly spacious and well proportioned two double bedroom ground floor apartment, situated on this exclusive gated development on the banks of the River Severn. The property is within striking distance of the Shrewsbury town centre, which offers an array of excellent independent and major amenities, along with tranquil riverside walks and is also well placed for easy access to the Shrewsbury railway station and local bypass linking up to the M4 motorway network. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following:

Secure communal entrance hall, reception hallway, modern open plan kitchen / diner / lounge, two double bedrooms with fitted wardrobes, attractive bathroom, allocated car parking space, communal grounds, double glazing, gas fired central heating. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Secure communal entrance hallway gives access to ground floor communal hall. Door then gives access to:

#### Hallway

Having radiator, wood effect flooring, telephone point, wall mounted alarm control panel, storage cupboard, wall mounted digital heating control panel and intercom telephone system. Door from hallway gives access to:

#### Modern Open Plan Kitchen / Diner / Lounge

18'8" x 13'7"

The kitchen / diner comprises a range of eye-level and base units with built in cupboards and drawers, integrated fridge / freezer, dishwasher, fitted worktops with inset four ring gas hob with stainless steel cooker canopy over, integrated double oven, wine rack, cupboard housing gas fired central heating boiler, wood effect flooring, stainless steel sink with mixer tap over, sealed unit double glazed sash window to front, radiator. The lounge area comprises: sealed unit double glazed sash window to front, radiator, Sky and tv points.

Doors from hallway then give access to two bedrooms and bathroom.

#### Bedroom One

10'1" x 9'9"

Having sealed unit double glazed window to rear, radiator, two fitted part mirror fronted double wardrobes.

#### Bedroom Two

9'10" max reducing to 7'10" x 8'4"

Having sealed unit double glazed sash window to rear, radiator, fitted double wardrobe.

#### Bathroom

Having a modern three piece suite comprising: double ended panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, tiled floor, heated towel rail, extractor fan to ceiling.

#### Outside

There is an allocated car parking space for the apartment and well maintained communal grounds.

#### 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. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is approximately 185 years

Ground rent £300.00 per annum

Ground rent review date and price increase TBC

Service charge approximetley £2200.00 per annum

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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOORPLANS

