



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

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.

Offers In The Region Of £175,000

Viewing: strictly by appointment through the agent

Set within this highly distinguished and beautiful preserved Grade II listed building, this is a delightful third floor one double bedroom apartment, which offers well proportioned and spacious living accommodation, along with large glazed sash windows having a beautiful outlook towards St Mary's Church and local surroundings. The apartment offers a wonderful central location within the heart of the medieval town Centre of Shrewsbury within striking distance of many independent and major amenities. Early viewing comes 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		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



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