



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.

Apartment 4, Taylors House, 7 Milk Street, Shrewsbury,
Shropshire, SY1 1SZ

www.hbshrop.co.uk



Offers In The Region Of £160,000

Viewing: strictly by appointment
through the agent



HOLLAND
BROADBRIDGE

This is a spacious and well proportioned one double bedroom third floor penthouse apartment, situated within a Grade II listed building in the heart of the medieval town centre of Shrewsbury. The Apartment is within striking distance of a variety of excellent amenities the town centre has to offer along with tranquil riverside walks leading to the Quarry Park. This property will be of interest to number of buyers and viewing is highly recommended by the agent. The accommodation briefly comprises of the following: Secure communal entrance hall, third floor landing, hallway, attractive kitchen with range of built-in appliances, lounge, double bedroom, study area, shower room, upvc double glazing, gas fired central heating, communal bin store.

The accommodation in greater detail comprises the following:

Secure communal entrance hall.

Stairs rise to: Third floor landing.

Apartment entrance door gives access to:

Hallway

From hallway door gives access to:

Attractive kitchen

11'0 max reducing down to 6'9 min x 8'1

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted worktops with inset stainless steel sink drainer unit, upvc double glazed window with pleasing aspect towards The Lion Hotel and beyond, built-in dishwasher, fridge all with matching facias, built-in stainless steel finished oven with four ring gas hob with stainless steel cooker canopy over, exposed beams to ceiling.

From hallway door gives access to:

Lounge

14'3 x 12'6

Having two upvc double glazed windows, exposed timbers to feature wall, exposed timbers to ceiling, two radiators, SKY and TV aerial point, contemporary stone effect gas fire with stainless steel surround.

Door from lounge gives access to:

Study area

9'4 max x 7'8 max

Having upvc double glazed window, exposed wall and ceiling beams, loft access.

Beamed arch then gives access to:

Bedroom

12'7 x 11'10

Having radiator, upvc double glazed window, exposed beams to ceiling, wall mounted thermostat control unit, useful walk-in eaves storage area which housing gas fired central heating boiler.

From study area door gives access to:

Shower room

Having double shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush WC, heated chrome style towel rail, part tiled to walls, shaver point, exposed beams to ceiling.

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 C

Tenure

We are advised that the property is LEASEHOLD with a share of the FREEHOLD, (the residents also own the freehold of the property jointly).

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

Approximate Length of lease remaining is 199 years from JANUARY 2003

Service charge payable is £80 per month

Ground rent is £50 per annum

Ground rent review date and price increase TBC

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 357000 (OPTION 1 SALES).

Referral fee disclaimer

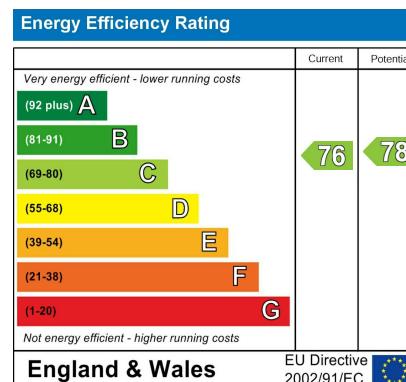
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

