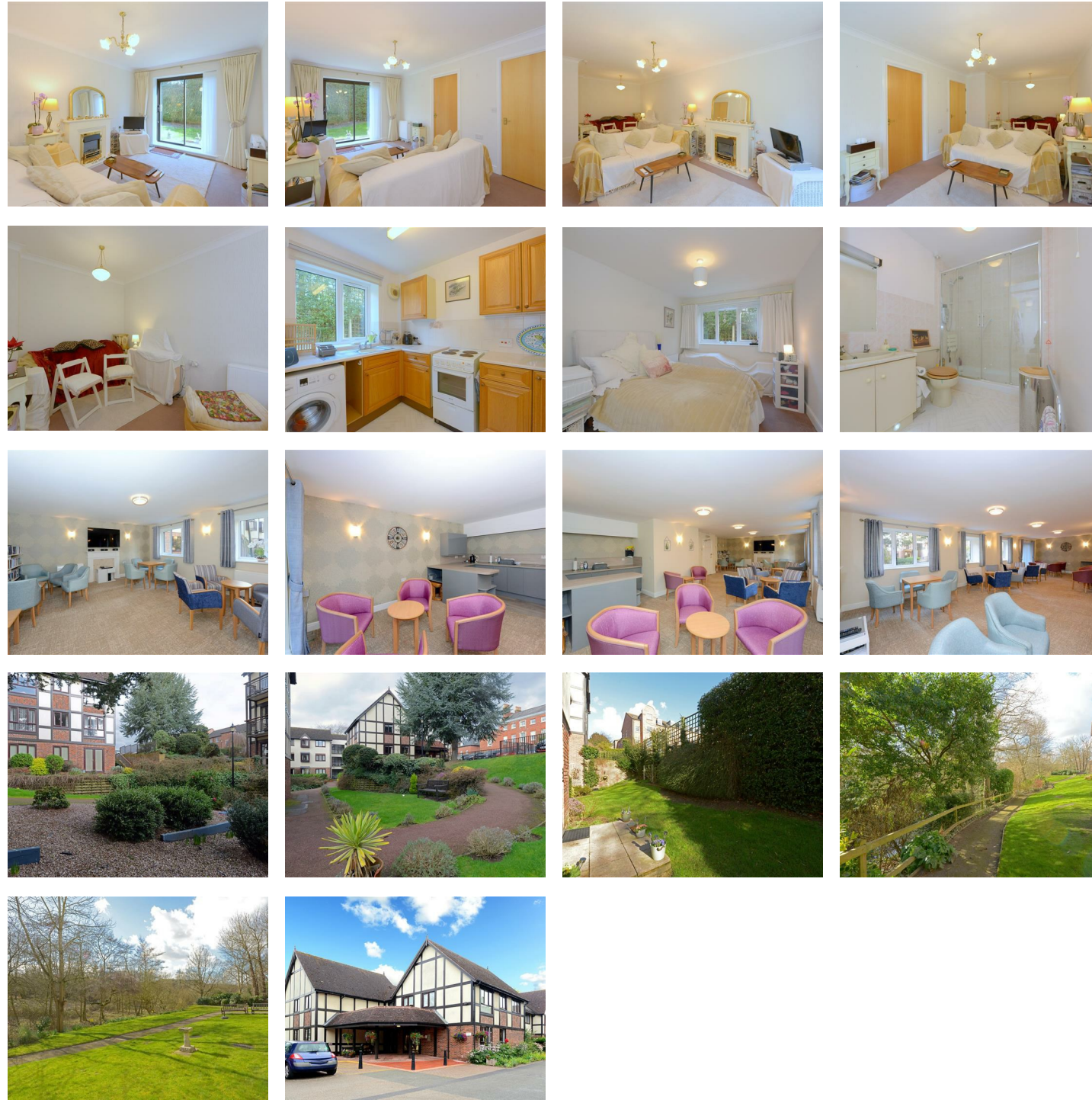


The Cedars, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6BY

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 £125,000

Viewing: strictly by appointment through the agent

Occupying a lovely ground floor position, with a private patio overlooking beautiful landscaped communal grounds on this desirable complex for the Over 55's. This is a well presented improved and spacious one double bedroom apartment. The development is within easy reach of a variety of excellent local amenities including a Sainsbury's Local, Asda, Home Bargains and a variety of independent shops and restaurants, as well as the historic town centre of Shrewsbury, being a short walk away. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Secure communal entrance hall with well maintained communal area and lifts, reception hallway, spacious lounge/diner which leads to a pleasing private outdoor patio area, kitchen with a free standing appliances, large double bedroom, refitted shower room, UPVC double glazing, electric heating which was upgraded to modern Dimplex storage units in Sept 2024, pleasing paved patio area, beautifully maintained communal grounds, ample residence and visitor parking. Residents lounge (The Cedar Room) and guest suite available for visiting family/friends. In addition there is an on site house manager available during normal business hours - Monday to Friday (subject to appointment). The apartment is conveniently located within the development, near the Cedar Room for residents' activities. There are different ways of accessing the property via the main or side entrances. The Cedars has recently undergone full re-decoration of all communal areas.

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway

Having wall mounted telephone intercom system and 24hr emergency care pull cord system, large cloaks cupboard with fitted shelving, shelved storage cupboard with electric hot water tank system, one replacement Dimplex night storage heater.

From entrance hallway door gives access to:

Lounge/diner

21'0 x 10'1
Having double glazed sliding patio door giving access to outside paved patio area and well maintained communal grounds, two replacement Dimplex night storage heaters, coving to ceiling, TV aerial point.

Door from lounge/diner gives access to:

Kitchen

10'10 x 6'10
Having attractive eye level and base units with built-in cupboards and drawers, tiled splash surrounds, vinyl floor covering, fitted worktops with inset stainless steel sink, wall mounted extractor fan, UPVC double glazed window, space for appliances, telephone extension point.

From entrance hallway doors give access to: Large double bedroom and refitted shower room.

Large double bedroom

14'5 x 9'4 max
Having UPVC double glazed window, wall mounted electric panel heater, telephone extension point.

Refitted Shower room

Having a large walk-in tiled shower cubicle with wall mounted electric shower over, wash hand basin with store cupboard below, low flush WC, wall mounted extractor fan, heated chrome style towel rail, vinyl floor covering, part tiled to walls, strip light with built-in shaver point.

Outside

From the lounge/diner access is given to a small but pleasant private paved patio area. Access is then given to the well-maintained communal grounds. Nearby is the residents' Cedar room where a variety of activities take place. The development has ample communal resident and visitor parking.

Services

Mains water, electricity, drainage 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. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 113 years
Service charge £3200.00 per annum which includes ground rent free
Ground rent review and price increase N/A
The vendor informs us that cables have been installed for faster broadband by open reach (and is believed to be available from around March 2025 subject to personal application)
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

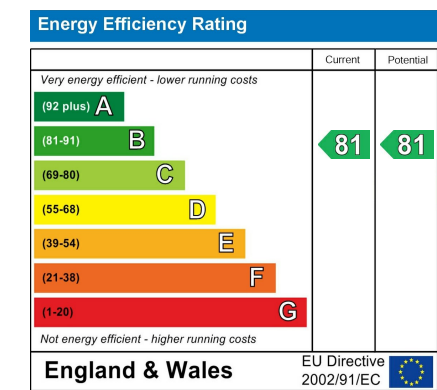
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Agents notes: Access

There is a shorter route to The Cedars via the side door. This is also accessed by the fob (which is held by the selling agent).
There is only one short corridor then a lift or stairs.

Guest suite

Our vendor informs us that access to a Guest Suite (for a small fee e.g. depending whether single person visiting or a couple), is also available if required



FLOORPLANS

Floor Plan

