



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

[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.
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**Offers In The Region Of £109,000**

Viewing: strictly by appointment through the agent

Occupying a fantastic GROUND FLOOR position with a private patio overlooking beautiful landscaped communal grounds within this desirable retirement complex for the Over 55's. This is a recently redecorated, well proportioned and spacious one double bedroom apartment. The development is within 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. This apartment has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

#### Accommodation

Secure communal entrance hall with stairs and lift leading down to ground floor communal hall, entrance hallway, lounge/diner which leads to a pleasing private outdoor patio area, kitchen, large double bedroom, shower room, upvc double glazing, electric heating, recently decorated throughout, well maintained communal grounds, ample residents' communal and visitor parking. Residents lounge (The Cedar Room) and guest suite available for visiting family/friends. On site house manager available Mon-Fri 8am-4pm. 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.

Communal entrance with stairs and lift leading down to low ground floor communal hall door then gives access to:

#### Entrance hallway

Having a night storage heater, walk-in storage cupboard with fitted hanging rail, wall mounted telephone intercom system and pull cord emergency system, cupboard housing electric hot water tank and further storage.

From entrance hallway door gives access to:

#### Lounge/diner

21'0" to 14'4" max x 10'1" min  
Having two-night storage heaters, coving to ceiling, sliding patio door giving access to private outside patio area.

Door from lounge/diner gives access to:

#### Kitchen

10'9 x 6'10  
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink, wall mounted extractor fan, upvc double glazed window, tiled splash surrounds, vinyl

floor covering, range of white goods which could be subject to separate negotiation including: oven, washing machine, fridge freezer.

From entrance hallway doors give access to:

#### Large double bedroom

14'5 x 9'4  
Having upvc double glazed window, telephone extension point, night storage heater.

#### Shower room

Having a large tiled shower cubicle with electric shower over, wash hand basin set to vanity, low flush WC, wall mounted extractor fan, heated chrome style towel rail, wall mounted pull cord electric heater, 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 115 years  
Ground rent N/A  
Service charge £ 2,787.45 per annum

Ground rent review and price increase N/A

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 to 121 The Cedars

There is a shorter route to 121 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 to 121.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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

### Ground Floor

