



6 Carriage Works, Dogpole, Shrewsbury SY1 1EZ

Shrewsbury & Country House Sales

**MILLER
EVANS**

6 Carriage Works, Dogpole, Shrewsbury CV1 1F7

Leasehold with a share of the Freehold

- Stylish 2 Bedroomed First Floor Apartment
- Spacious Accommodation
- Kitchen/Living Room
- 2 Bedrooms and Bathroom
- Secure Complex and Gated Parking
- Open River Views
- Town Centre Location.



This luxurious and quiet town centre apartment has superb views and comprises : entrance lobby, entrance hall, kitchen/dining room, 2 bedrooms and bathroom. Gated, secure parking.

Situated in the heart of Shrewsbury's vibrant historic town centre and just minutes away from beautiful riverside walks. Apartment 6 sits in an ideal residential location and encompasses modern town living with views over the River Severn.

INSIDE THE PROPERTY

ENTRANCE LOBBY

ENTRANCE HALL

With security intercom phone system.

KITCHEN/DINER LOUNGE

23'0" x 21'0"

Superb open plan kitchen/diner with views through the floor to ceiling windows over the River Severn and beyond.



BEDROOM 1
10'0" x 9'0"
Built in wardrobe.

BEDROOM 2
10'0" x 8'11"
Built in wardrobe.

NEWLY FITTED BATHROOM
7'0" x 7'0"
Fitted with a modern white suite comprising shower
Wash hand basin
Low flush wc.

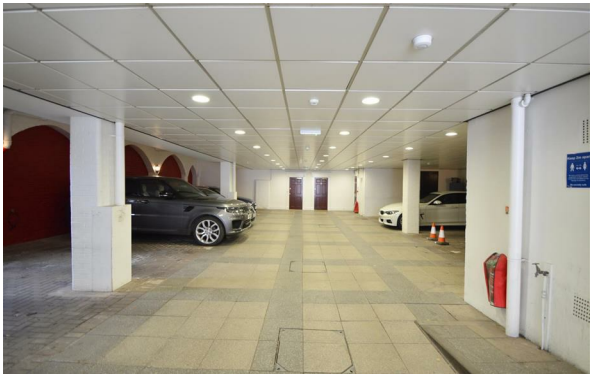
OUTSIDE THE PROPERTY

The apartment is approached via a secure gated fob system with the allocating parking bays all on one level.



HOW TO GET THERE

From the Shrewsbury Railway Station proceed towards the town centre going up Castle Street past Marks and Spencer, follow the road round to the left with St Mary's Church on the left hand side. Continue along St Mary's Street towards Wyle Cop and The Carriage Works is on the left after Newport House.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Council Tax Band C.

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON:

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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