



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY

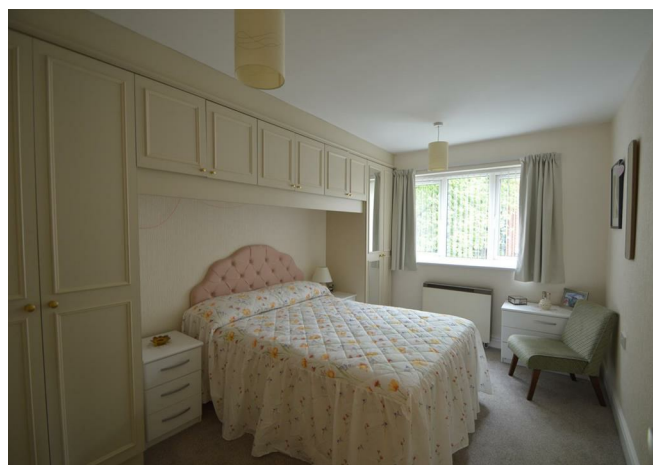
£152,000 Region

To view this property please call us on **01743 236 800** Ref: T7017/SL/KQ

Refurbished and re-modelled, two bedroom leasehold retirement apartment

This refurbished retirement apartment is in excellent order and has been greatly improved by the current owner. The property is presented to an exacting standard and benefits from electric central heating and double glazing.

The property is situated in a favourable position in this popular award winning development, a short distance from the main entrance and lift to all levels. The property is well placed within reach of excellent amenities and access to the nearby town centre.



FLOOR PLANS

Floor Plan

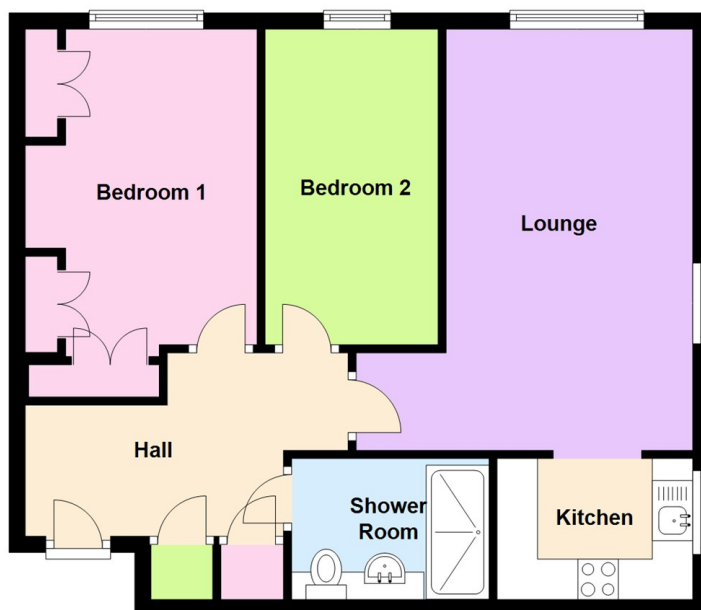


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

Built in broom cupboard and cloaks cupboard.

LOUNGE

17'2" x 13'8" (5.22m x 4.17m)

A pleasant room with two windows

KITCHEN

5'9" x 7'11" (1.75m x 2.42m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances

BEDROOM 1

15'0" x 9'5" (4.56m x 2.87m)

Range of built in wardrobes

BEDROOM 2 / DINING ROOM

12'10" x 7'0" (3.91m x 2.14m)

SHOWER ROOM

Luxuriously appointed with a large walk in shower

Dressing surface with inset wash hand basin, wc

OUTSIDE THE PROPERTY

Neatly kept and well maintained landscaped communal gardens.

Ample parking space.

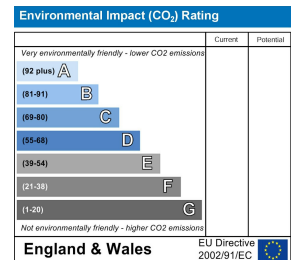
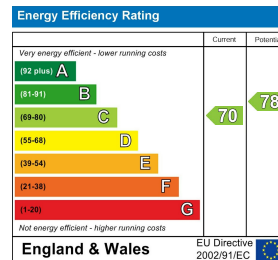


HOW TO FIND THIS PROPERTY

The property is approached over the English Bridge and along Abbey Foregate to the traffic lights, proceed through the traffic lights and shortly after turn right into The Cedars.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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.

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.

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 you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office
Residential Sales and Surveys
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



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