

FLOOR PLAN TO FOLLOW

Directions: From Shrewsbury town centre head out over the Welsh Bridge, turn right after the bridge then turn left by the Anchor pub onto Whitehorse Passage, take the next turning right onto Longner Street and the Apartments will be seen on the left hand side opposite the next turning right, indicated by a For Sale board.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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Roger Parry & Partners



Theatre House, 22 Longner Street, Mountfields, Shrewsbury, SY3 8QX

NO CHAIN- INSPECTION RECOMMENDED

Offers in the region of £129,950

A small select development of just four contemporary refurbished apartments, this first floor apartment is renovated to an extremely high standard, with accommodation comprising: galley kitchen with full range of built-in appliances, including oven and hob, extractor fan, fridge/freezer, washer dryer and slimline dishwasher. Separate living area, double bedroom and contemporary bathroom with shower over. Property has the benefit of infrared electric panel heating, double glazing and private allocated parking.

The apartment is within minutes of the town centre and local amenities and early inspection is recommended. Agents note that properties are sold on a 999-year lease together with a 25% share of the freehold. There are extremely limited communal areas with the property and therefore the service charges are likely to be limited, all control is with the owners of the apartments.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

Glazed and panelled front door, leads to:

LIVING AREA 15'0 x 9'0 (4.57m x 2.74m)

With electric infrared heating panel, extensive power points, recess spotlights, telephone and TV aerial points. Wood effect vinyl floor covering, large double glazed window to the front overlooking courtyard. Individual heating thermostat control. From living room, archway leading to:



GALLEY KITCHEN 11'10 x 5'0 (3.61m x 1.52m)

Fitted with range of contemporary units, comprising: stainless steel, single drainer sink unit with mixer taps, set into solid wood worktop with cupboards and drawers under and tile splash above. Built in ceramic electric hob with stainless steel extractor hood above and built in electric over below. Built in slimline dishwasher, built in washer/dryer, built in floor length fridge/freezer and built in kickboard electric fan heater. Range of eye-level cupboards to one wall. Range of recess spotlights, extensive power points, light wood effect laminate flooring, PVC double glazed window to the front. From Galley kitchen, archway through to:



BEDROOM 10'8 x 8'9 (3.25m x 2.67m)

With infrared electric heating panel, power points, central light point, TV aerial socket, individual heating thermostat control, PVC double glazed window to the rear.

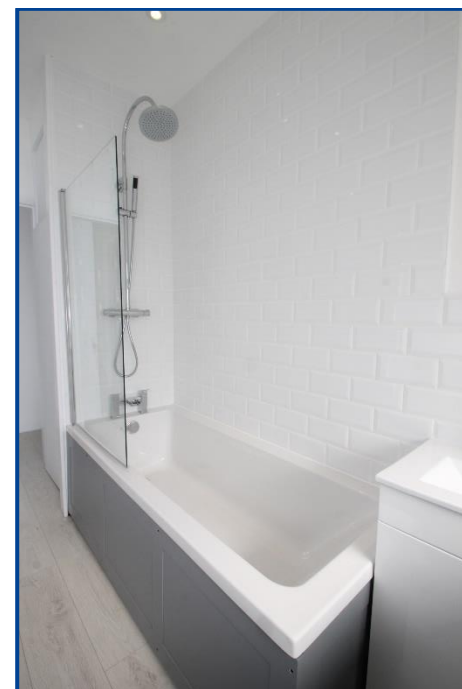


SMALL INNER HALLWAY

With lighting point, access to roof space, light wood effect laminate flooring, door giving access to contemporary bathroom suite.

BATHROOM 10'4 x 4'10 (3.15m x 1.47m)

Fitted with panel bath, with contemporary mixer taps, shower fitment with double shower head, glazed side screen, fully tiled bath area, contemporary wash basin with modern mixer tap and storage cupboard below, and tile splash above. Low level flush toilet, wall mounted electric towel, range of recess spotlights, lined wood effect vinyl floor covering. Door to built in airing cupboard with modern warmflow cylinder with electric emersion and timing controls. Extractor fan and PVC double glazed, opaque glass window.



OUTSIDE

The property is approached off Longner Street onto brick paved drive, giving access to large gravel forecourt with private allocated parking space. External staircase gives access to the apartment and the adjoining apartment. Outside light.



EPC Rating: TBC

For a full copy of the Energy Performance Certificate please contact agent.