



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**325 The Cedars, Abbey Foregate, Shrewsbury SY2 6BY**

**£155,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7296/SL/MU

# A neatly kept, well maintained and well appointed, 2 bedroomed retirement apartment.

The apartment is situated on the approach level on this award winning development, due its enviable location, there are no stairs and the use of the lift is not required to access the apartment. Providing well planned and well proportioned accommodation and benefits from double glazing and electric central heating. The well planned apartment also benefits from private parking, a communal garden, resident's lounge and a House Manager who is available Monday to Friday.

Well placed within easy reach of excellent amenities and is in close proximity of the nearby town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands



## FLOOR PLANS





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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

With built in storage cupboard.  
Built in airing cupboard.

### LIVING ROOM

15'0" x 10'3" (4.57m x 3.12m)

A pleasant room with 2 windows, both with pleasant open outlooks.

### KITCHEN/DINING ROOM

10'6" x 8'0" (3.20m x 2.43m)

Neatly appointed and fitted with a range of matching units  
Window with open outlook.

### BEDROOM 1

14'10" x 9'0" (4.52m x 2.74m)

Range of built in bedroom furniture.

### BEDROOM 2

10'6" x 6'10" (3.21m x 2.08m)

### BATHROOM

Neatly appointed with a large walk in shower  
Hand basin  
wc.

## OUTSIDE THE PROPERTY

Private communal parking and attractive, well stocked and landscaped COMMUNAL GARDEN.

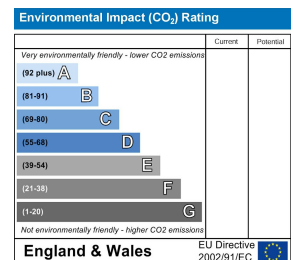
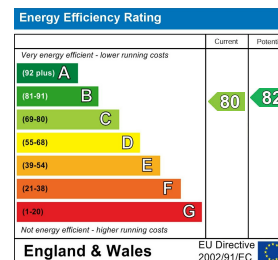


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate, through the traffic lights and after a short distance 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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

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



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