

## SHREWSBURY'S ESTATE & LETTING AGENTS

A well maintained 2 bedroom, leasehold, south facing retirement garden apartment.

The apartment is situated on the lower ground floor with french doors opening on to the south facing communal gardens, in this popular purpose built, award winning retirement development.

The apartment which is well planned, also benefits from private parking, a communal garden, residents lounge and house manager who is available monday to friday. The development is well placed within easy reach of excellent amenities and is within close proximity of the nearby town centre and the shrewsbury bypass, allowing easy access to the M54 motorway link.

- Retirement garden apartment
- French doors opening to communal garden
- Fitted Kitchen
- Two bedrooms and shower room
- Parking
- Residents Lounge



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**113 The Cedars, Shrewsbury, SY2 6BY**

**£140,000 Region**

To view this property please call us on **01743 236 800** Ref: T7131/SL/KQ

## INSIDE THE PROPERTY

### ENTRANCE HALL

With cloaks cupboard and large built in storage cupboard.

### LOUNGE

16'4" x 12'11" (4.98m x 3.94m)

A pleasant room with side window and french doors opening on to and overlooking the communal gardens.

### KITCHEN

5'8" x 7'7" (1.73m x 2.30m)

Fitted with a range of modern units.

### BEDROOM 1

14'2" x 9'4" (4.32m x 2.85m)

### BEDROOM 2

12'5" x 6'10" (3.78m x 2.09m)

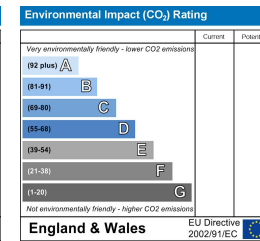
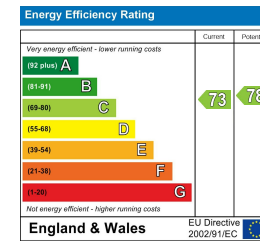
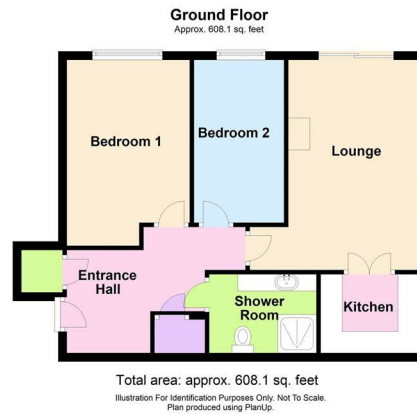
### SHOWER ROOM

With corner shower cubicle, dressing surface with inset hand basin, WC.

Space and plumbing for washing machine.

### OUTSIDE THE PROPERTY

Attractive communal gardens and a generous communal parking area.



## 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

Frankwell, Shrewsbury Tel: 0345 678 9000

## 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.

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.

## 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.

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)