



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Kingsland Bridge Mansions, Murivance,  
Shrewsbury, SY1 1JF**

**£375,000 Region**

To view this property please call us on **01743 236 800** Ref: T7910/SL/KQ

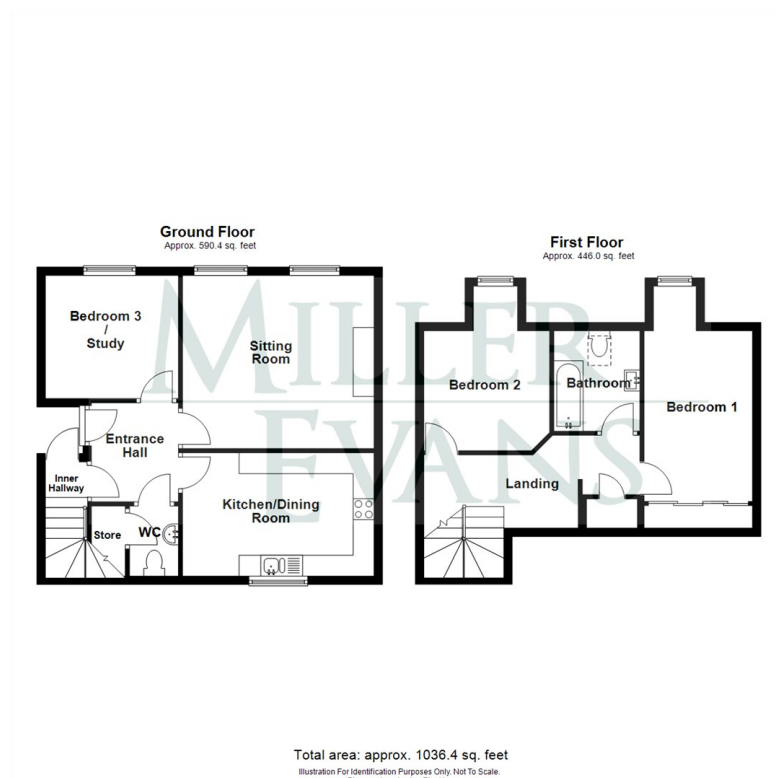
# A spacious and well planned Duplex Leasehold apartment with accommodation arranged over two floors, situated in this prestigious award winning two centre development.

This duplex town centre apartment has accommodation arranged over two floors and is neatly kept and benefits from electric central heating and double glazing

The development occupies an enviable fringe of town centre position, adjacent to the Quarry Park and Dingle Gardens. The town centre is home to a number of fashionable bars and restaurants, the Theatre Severn and Shrewsbury railway station.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### INNER HALL

### CLOAKROOM

Wash hand basin, wc  
Large store cupboard

### SITTING ROOM

13'7" x 15'0" (4.14m x 4.58m)  
Two windows with far reaching views

### KITCHEN / DINING ROOM

9'8" x 15'0" (2.95m x 4.58m)  
Neatly appointed with a range of matching units

### STUDY/BEDROOM 3

9'8" x 10'6" (2.95m x 3.20m)

STAIRCASE from inner hall to FIRST FLOOR LANDING

### BEDROOM 1

13'5" x 8'6" (4.08m x 2.59m)

### BEDROOM 2

9'5" x 9'11" (2.87m x 3.01m)

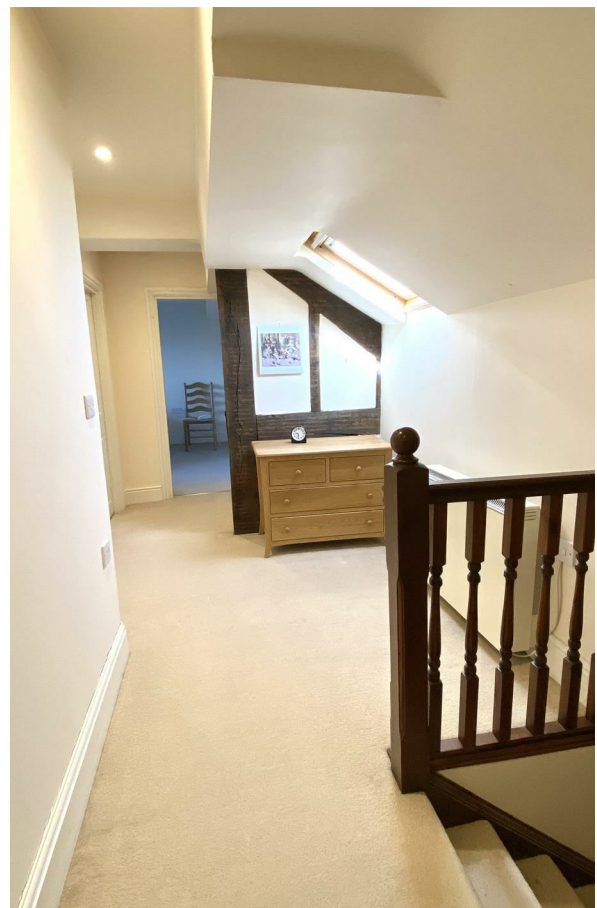
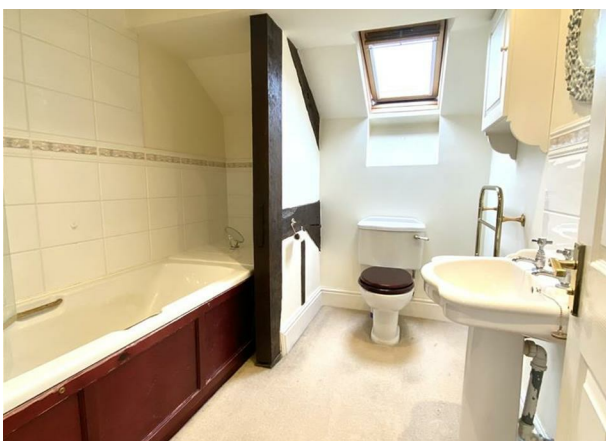
### BATHROOM

## OUTSIDE THE PROPERTY

There is an attractive communal garden which is neatly kept and landscaped, providing an attractive setting for the development.

### GARAGE

Additional parking space.

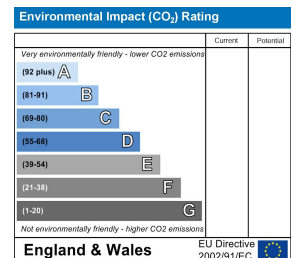
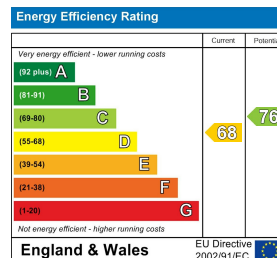


## HOW TO FIND THIS PROPERTY

From the town centre proceed onto St Johns Hill and at the top turning left onto Town Walls where the property will be situated on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected.

### TENURE

We are advised that this property is Leasehold - Share of Freehold 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

Council Tax Band: E

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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**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones