



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11a Chester Street, Shrewsbury SY1 1NX**

**£240,000 Region**

To view this property please call us on **01743 236 800** Ref: T7516/GM/MU

# An immaculately presented and spacious, modern, first floor apartment.

This immaculately presented and spacious, modern, first floor apartment boasts superb river views and is located in this most select gated development, the accommodation includes entrance hall with storage, living room with balcony, fully fitted kitchen, master bedroom with shower room en suite, further double bedroom and principal bathroom. Allocated private parking space and attractive communal gardens. The property also benefits from gas-fired central heating and double glazing. No onward chain.

This apartment is pleasantly situated in this exclusive and popular riverside development being situated in this highly desirable area of Shrewsbury within walking distance of the town centre where there is an excellent range of amenities including social and leisure facilities, numerous shops and restaurants, excellent rail and bus services as well as good schools.



## INSIDE THE PROPERTY

### ENTRANCE HALL

With built in storage cupboard with slatted shelving.  
Further built in cloaks cupboard.

### LIVING ROOM

20'4" x 10'6" (6.20m x 3.21m)

With French doors opening out to a balcony boasting stunning river views.

### KITCHEN

7'6" x 7'8" (2.31m x 2.35m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over

Range of integrated appliances including a fridge freezer, washer drier, 4 ring hob with oven beneath and dishwasher

Tiled splash to the worktops

Ceiling spotlights and window to the side.

### BEDROOM 1

14'1" x 16'0" (4.31m x 4.88m)

Fitted double wardrobe with sliding mirror fronted doors  
Bay window to the front.

### EN SUITE

5'10" x 5'4" (1.79m x 1.65m)

Fitted with a white suite comprising tiled shower cubicle  
Low flush wc

Pedestal wash hand basin  
Tiled walls and wall mounted heated towel rail.

### BEDROOM 2

12'5" x 6'6" 272'3" (3.81m x 2'83m)

Fitted double wardrobe

Window to the rear overlooking the communal gardens and with views over the River Severn

### PRINCIPAL BATHROOM

6'6" x 5'8" (2.00m x 1.74m)

Fitted with a white suite comprising panelled bath with shower unit over

Pedestal wash hand basin

Low flush wc

Tiled walls and wall mounted heated towel rail.

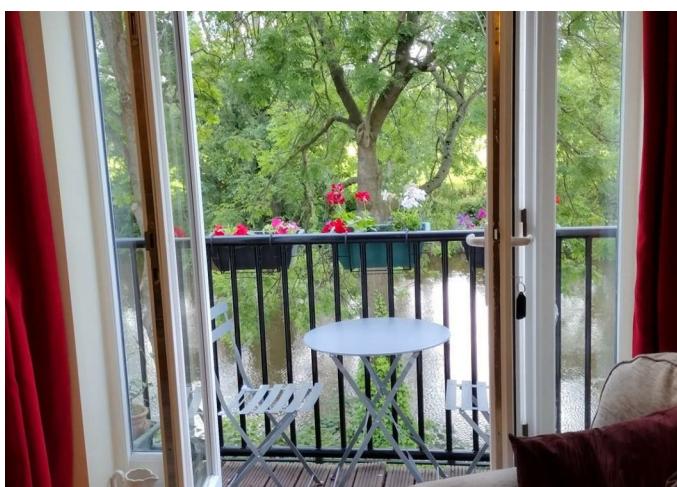
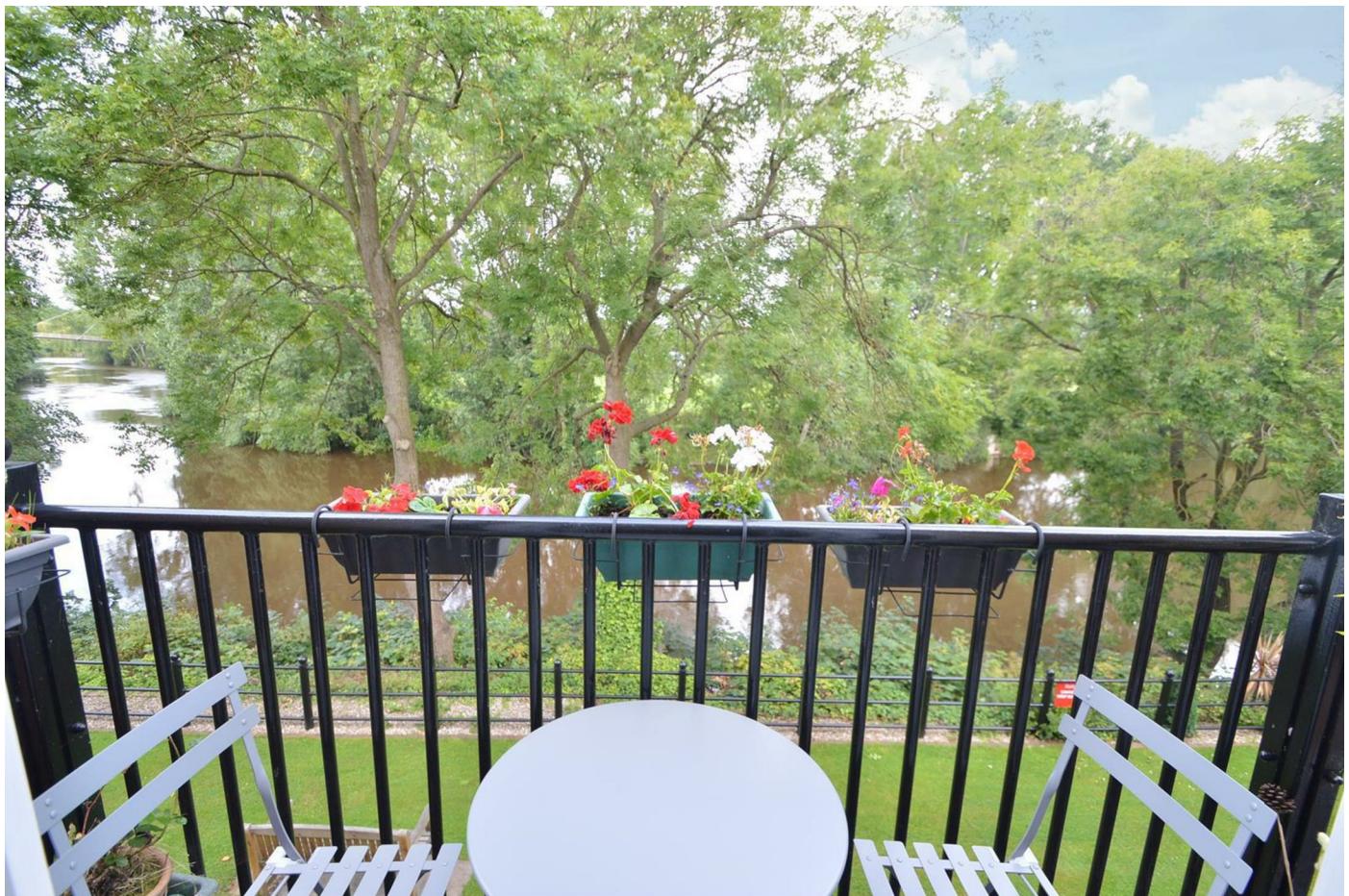
## OUTSIDE THE PROPERTY

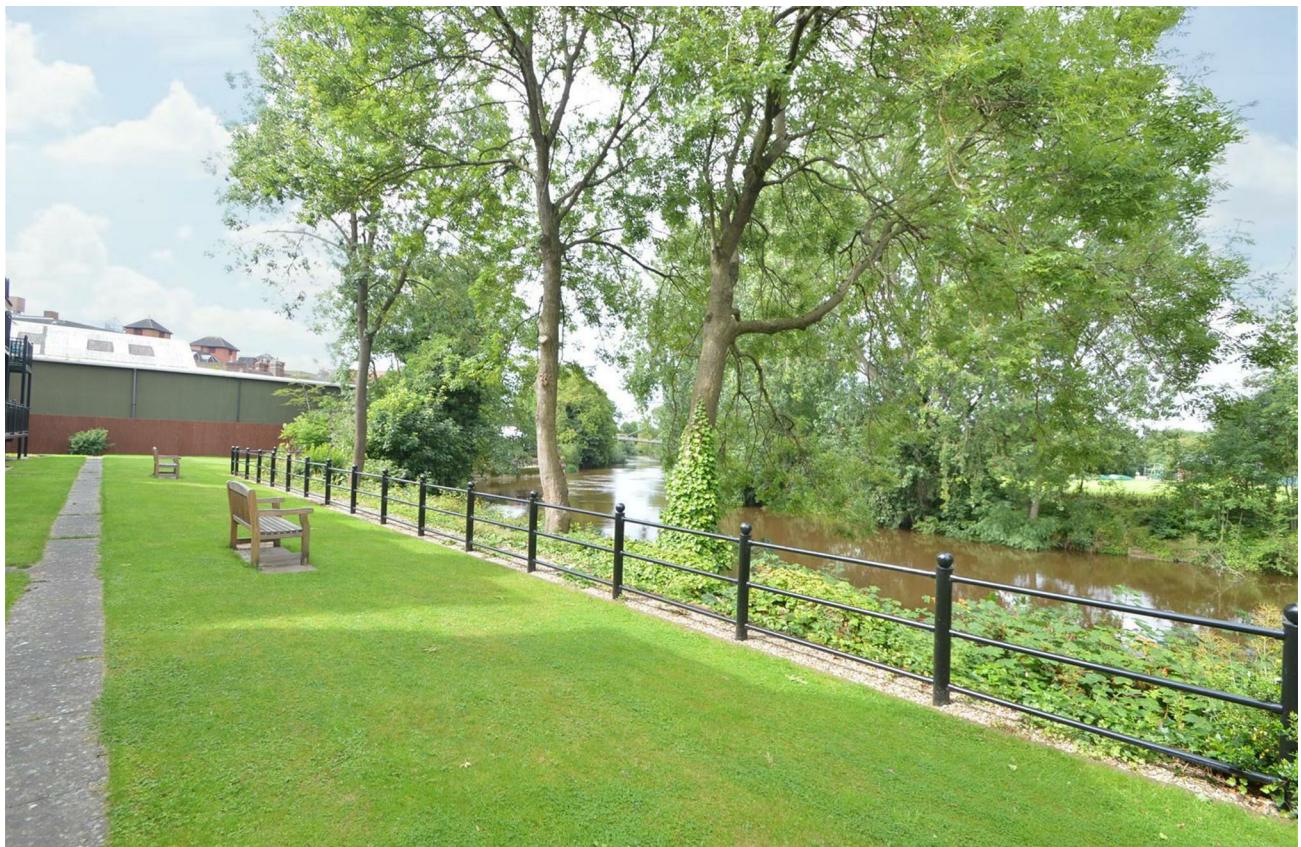
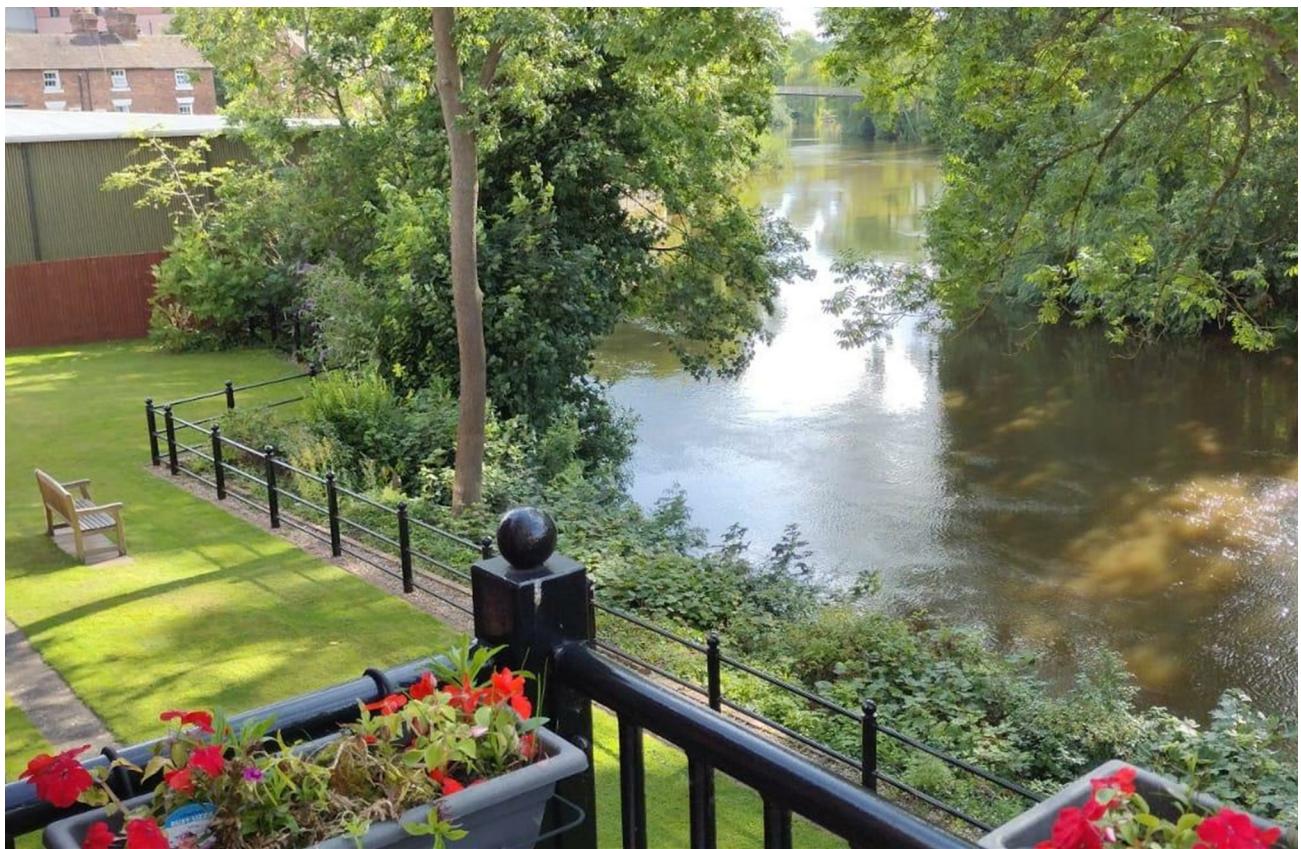
The property is accessed through remote controlled electric entrance gates which leads to a private resident's car park. This apartment benefits from one designated parking space.

Attractive COMMUNAL GARDENS which are neatly kept and maintained and laid to lawn with paved pathways offering seating areas for residents to enjoy full appreciation of the attractive surroundings and outlook over the River Severn.



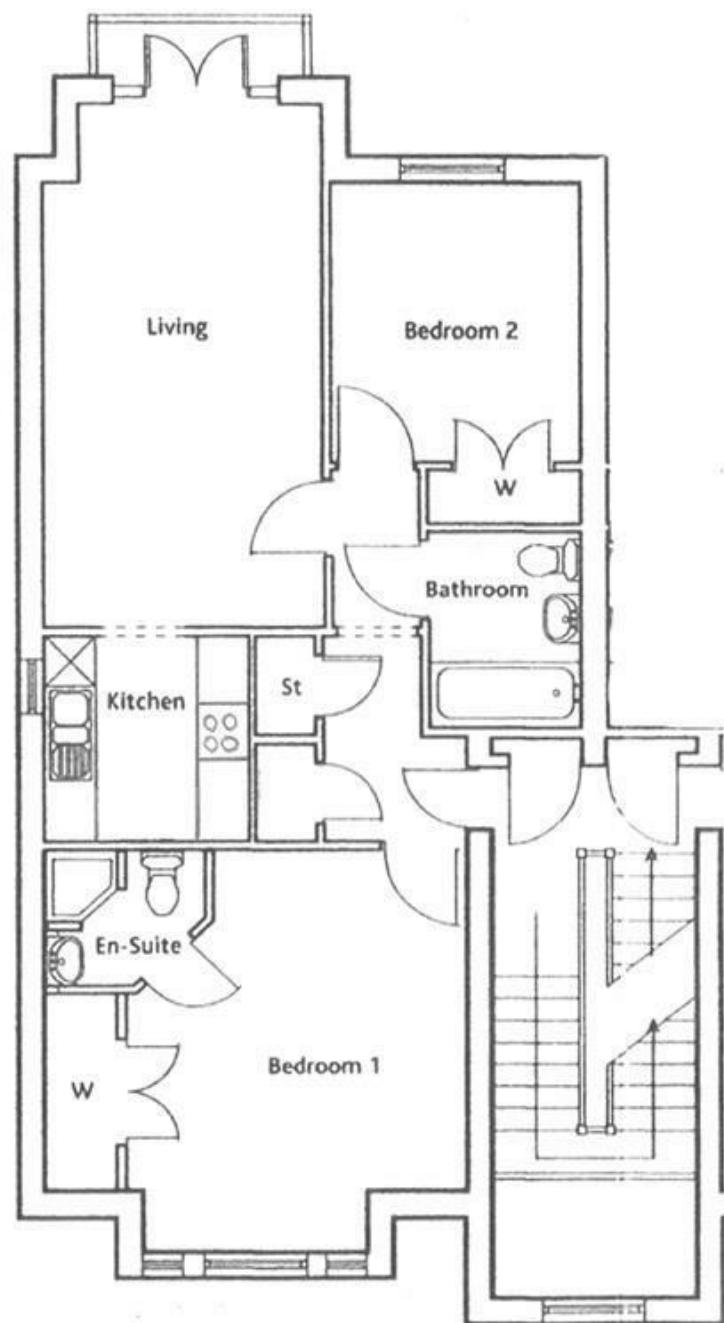






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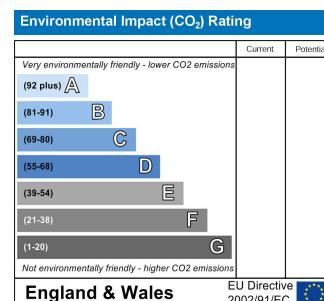
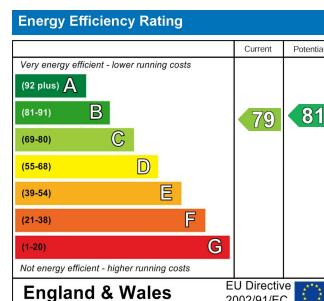
## FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along Smithfield Road and bear left onto Chester Street where the entrance to the development is found almost immediately on the left hand side.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas 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

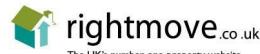
## LOCAL AUTHORITIES

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

Council Tax Band: C

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.

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South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
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