



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

421 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY £145,000 Region

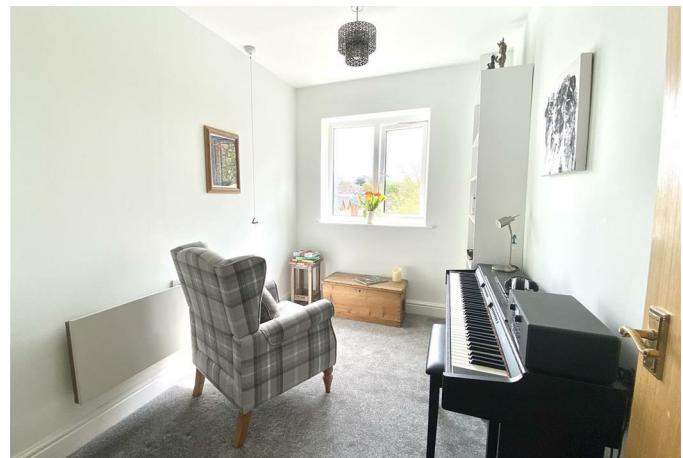
To view this property please call us on **01743 236 800** Ref: T7930/SL/KQ

A neatly kept, well maintained and improved, two bedroom retirement apartment.



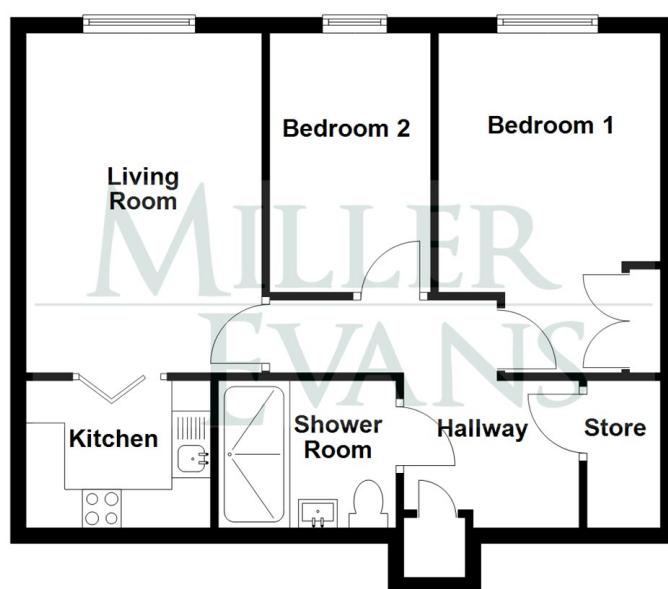
This two bedroom retirement apartment is situated on level four of this award winning residential development and due to its enviable location, is adjacent to immediate lift access. The apartment provides well planned and well proportioned accommodation throughout and benefits from double glazing and electric central heating. The well planned apartment also benefits from private parking. A communal garden, residents lounge and a house manager, who is available Monday - Friday.

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



FLOOR PLANS

Floor Plan
Approx. 570.6 sq. feet



Total area: approx. 570.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Large store cupboard

LIVING ROOM

14'5" x 10'0" (4.39m x 3.05m)

Window

Door to:

KITCHEN

6'3" x 7'10" (1.91m x 2.38m)

Fitted with a range of wall and base units

BEDROOM 1

14'5" x 9'5" (4.39m x 2.87m)

BEDROOM 2

11'0" x 6'10" (3.35m x 2.08m)

SHOWER ROOM

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 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, drainage and natural gas 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

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.

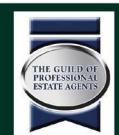
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