



**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

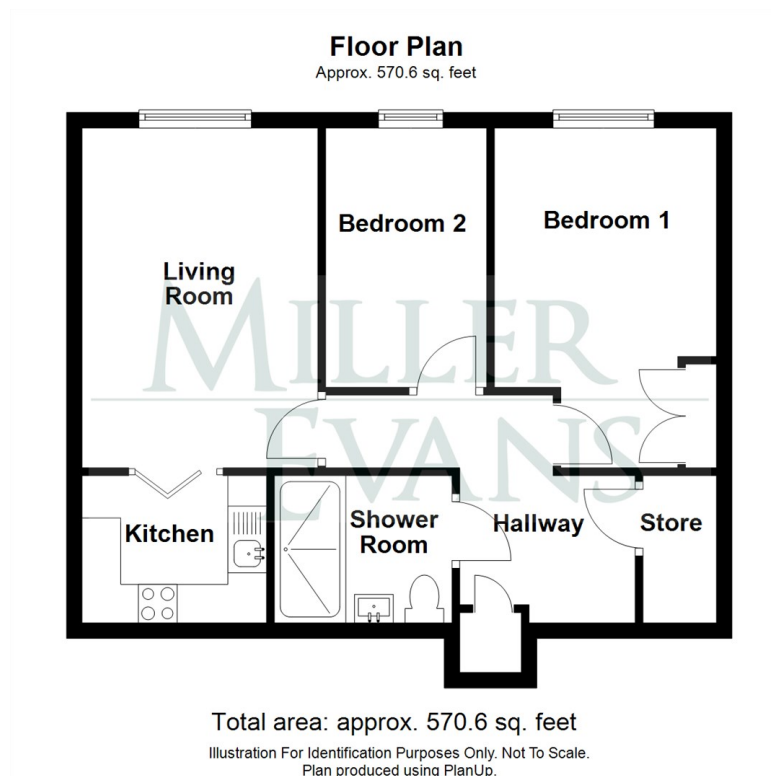
# A neatly kept, well maintained and improved, two bedroom retirement apartment.

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



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## 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.

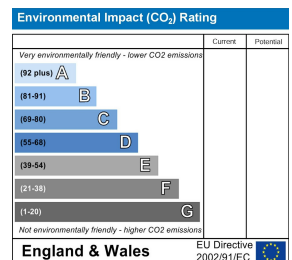
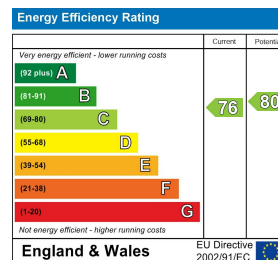


## HOW TO FIND THIS PROPERTY

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.

### 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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