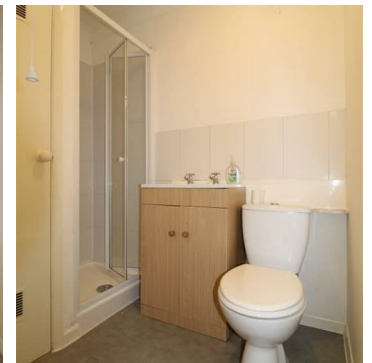


A modern, first floor one bedroom leasehold flat.

This modern leasehold flat provides well planned accommodation with the benefit of double glazing and briefly comprises; living room/dining room, kitchen, bedroom and shower room. Allocated parking space.

The property is situated in this popular and convenient location well placed within easy reach of the nearby town centre and Shrewsbury by-pass with M54 link to the West Midlands.

- Modern first floor leasehold flat
- One bedroom and shower room
- Allocated parking space
- Convenient location



MILLER EVANS

SHREWSBURY'S ESTATE AGENT

24 Alms Court, Shrewsbury, SY3 9JB

£88,000 Region

To view this property please call us on **01743 236 800** Ref: T7019/SL/KQ

INSIDE THE PROPERTY

LIVING ROOM / DINING ROOM

12'11" x 12'7" (3.94m x 3.83m)

KITCHEN

5'3" x 12'7" (1.60m x 3.83m)

Fitted with a range of matching modern units

BEDROOM

10'1" x 8'0" (3.08m x 2.44m)

Built in wardrobe

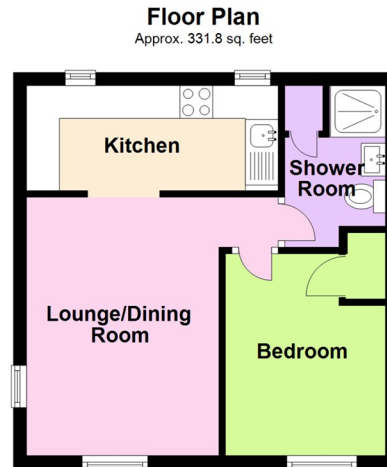
SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Communal parking area with allocated parking space.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | | | |
| (81-91) B | | | | | |
| (69-80) C | | | | | |
| (55-68) D | | | | | |
| (39-54) E | | | | | |
| (21-38) F | | | | | |
| (1-20) G | | | | | |
| Not energy efficient - higher running costs | | | | | |
| England & Wales | | | EU Directive 2002/91/EC | | |

| | | | | | |
|---|--|--|-------------------------|--|--|
| Very environmentally friendly - lower CO ₂ emissions | | | | | |
| (92 plus) A | | | | | |
| (81-91) B | | | | | |
| (69-80) C | | | | | |
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| (1-20) G | | | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | | | |
| England & Wales | | | EU Directive 2002/91/EC | | |

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

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 best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn left into Upper Road and after a short distance, turn right into Alms Court.

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)

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