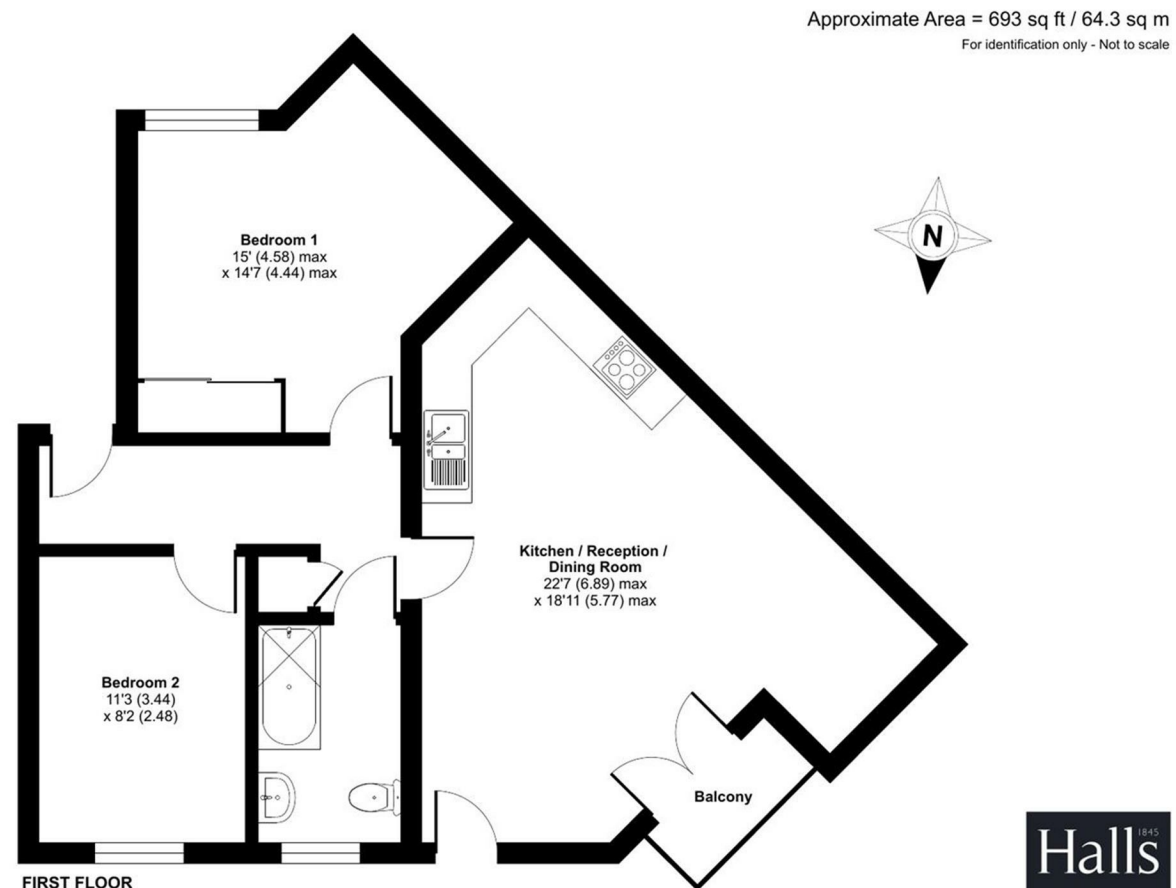


FOR SALE



75 Benbow Quay, Shrewsbury, SY1 2DL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1333898



FOR SALE

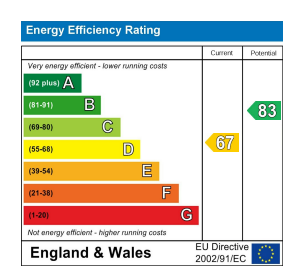
Offers in the region of £180,000

75 Benbow Quay, Shrewsbury, SY1 2DL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculately presented two bedroom apartment, occupying an enviable position on this sought after town centre residential development with views of the River Severn.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Open plan/kitchen/dining/living area
- 2 double bedrooms
- Allocated parking
- Walking distance of the town centre and railway station
- Lovely views of the river
- NO ONWARD CHAIN

ACCOMMODATION

ENTRANCE HALL

With airing cupboard housing the hot water cylinder.

OPEN PLAN LIVING KITCHEN DINING AREA

KITCHEN

Providing a range of matching eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Integrated electric oven and grill with 4 ring hob unit over stainless steel splash and filter hood. Washing machine and fridge included in the sale.

LIVING AREA

With french doors out to the balcony.

BEDROOM ONE

With fully mirror fronted built in wardrobe.

BEDROOM TWO

With window to front.

BATHROOM

Providing a low level WC, pedestal wash hand basin and panelled bath with shower unit over.

OUTSIDE

A private raised patio to the front that gives access through the front door. Neatly kept communal landscaped gardens and there is a rear access from the parking that is on the ground floor level.

Allocated parking space.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Length of lease 199 years from 01/07/2005

Ground rent £100 per annum.

Service charge for half the year is £995.17 equivalent to £1990.34 per year. The amounts are based on the percentage of the total maintenance for the estate.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.