

# 5 The Anchorage Cotton Hill Shrewsbury SY1 2DP



**2 Bedroom Apartment**  
**Offers In The Region Of £415,000**

## The features

- IMPRESSIVE PENTHOUSE WITH FABULOUS WRAP AROUND BALCONY
- A SHORT STROLL FROM THE RAILWAY STATION AND TOWN AMENITIES
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- GUEST BEDROOM AND SHOWER ROOM
- VIEWING ESSENTIAL
- SELECT PRIVATE COURTYARD DEVELOPMENT OF JUST 12 HOMES
- SECURE COMMUNAL ENTRANCE HALL AND PERSONAL RECEPTION HALL
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- ALLOCATED PARKING
- EPC RATING C



### \*\*\* IMPRESSIVE PENTHOUSE WITH STUNNING RIVER VIEWS \*\*\*

With a fabulous wrap around Balcony providing prime outside space and beautiful views over the River Severn, County Town and Show Ground beyond, this impressive 2 double bedroom Penthouse truly must be viewed to be fully appreciated.

Occupying an enviable position in this select private courtyard of just 12 homes located right on the edge of the Town Centre and being a short stroll from the Railway Station and amenities of the Town Centre.

Accessed via a lift or stairs which is purely for the use of the two Penthouses the accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, lovely open plan Living/Dining/Kitchen with direct access onto the wrap around sun terrace which is perfect for those who love outside space, Principal Bedroom with dressing area, access to Balcony, en suite Bathroom and further double Bedroom and Shower Room.

The property has the benefit of personal allocated parking.

## Property details

### LOCATION

Occupying an enviable position in this select private courtyard of just 12 homes located right on the edge of the Town Centre and being a short stroll from the Railway Station and amenities of the Town Centre.

### SECURE ENTRANCE

Secure entryphone system to Entrance Hall which only serves the two Penthouses and has lift access.

### PERSONAL RECEPTION HALL

Entrance door gives access to the Reception area with window to the rear and fitted coat hooks. Further wooden and glazed door leads through to the inner Hall which is naturally lit by two windows to the rear and from which lead the accommodation.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A fabulous South facing room, oozing with natural light from full height windows to the front and large glide and slide patio doors leading onto the wrap around Balcony which provides lovely aspects over the River Severn and across the Town, media point and wall mounted heaters.

The Kitchen is attractively fitted with range of soft grey fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surface over and plinth lighting beneath with integrated dishwasher, washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and pan drawers beneath and double eye level oven and grill with storage above and below. Matching wall units, recessed ceiling lights.

### PRINCIPAL BEDROOM

Again a lovely light room with full height windows and patio doors leading onto Balcony with fabulous views over the River Severn and Town beyond. Wall mounted heater, media point. Dressing Area with triple fitted wardrobe with hanging rails and shelving.

### EN SUITE BATHROOM

with suite comprising deep panelled bath with mixer taps and shower attachment over, wash hand basin set into vanity with storage beneath and backlit wall mirror over, WC. Complementary fully tiled walls and flooring, heated towel rail/radiator.

### BEDROOM 2

Another generous sized room with large sliding patio door opening onto the Balcony with views over the River Severn and Town beyond. Media point, wall mounted heater.

### SHOWER ROOM

With suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin with back lit mirror over and WC. Complementary tiled surrounds and flooring, heated towel rail.

### OUTSIDE

The property occupies an enviable position on this select courtyard private development of just 12 homes with personal allocated parking. The Penthouse benefits from a fabulous wrap around balcony/sun terrace which captures all day round sun and provides a wonderful aspect over the River Severn and Town beyond.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 250 year lease, with 237 remaining. The annual ground rent is £362.44 and the annual service charge is £3,250.20. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

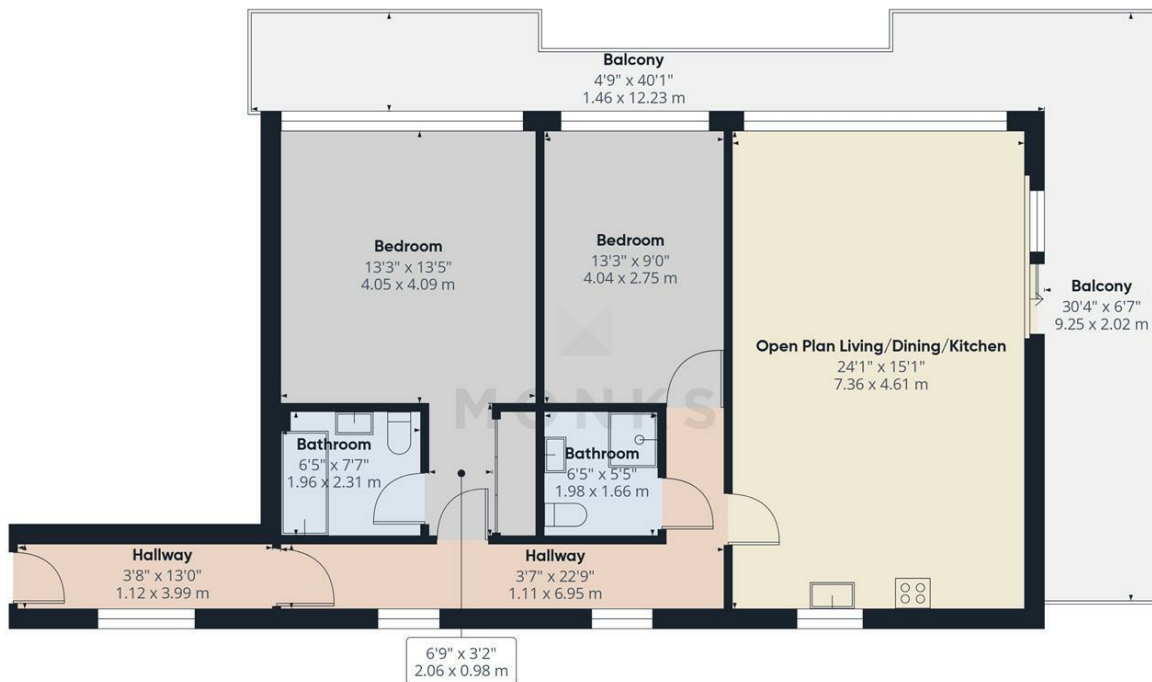
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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**Approximate total area<sup>(1)</sup>**  
952 ft<sup>2</sup>  
88.5 m<sup>2</sup>

**Balconies and terraces**  
361 ft<sup>2</sup>  
33.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Shrewsbury office


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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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