

# CHADDESLODE GARDENS

ABBAY FOREGATE | SHREWSBURY



## Location

CHADDESLODE GARDENS LIES WITHIN THE SHREWSBURY CONSERVATION AREA AND BACKS ONTO THE REA BROOK VALLEY LOCAL NATURE RESERVE.

STEP OUT OF THE DEVELOPMENT ONTO ABBEY FOREGATE WHERE, UNDER THE GAZE OF LORD HILL HIGH ON HIS COLUMN, YOU WILL FIND LOCAL SHOPPING AND BUS SERVICES.

CHADDESLODE GARDENS IS WITHIN EASY WALKING DISTANCE OF SHREWSBURY'S BUSTLING TOWN CENTRE AND A SHORT DRIVE OFF THE A5/M54 LINKING TO TELFORD AND THE WEST MIDLANDS.





CHADDESLODE GARDENS COMPRISES A LARGE LISTED GENTLEMAN'S RESIDENCE WHICH, TOGETHER WITH ITS' SERVANT'S QUARTERS AND OUTBUILDINGS HAS BEEN CONVERTED IN TO A COLLECTION OF PRESTIGIOUS ONE, TWO AND THREE BEDROOM HOMES.

ORIGINAL FEATURES HAVE BEEN RETAINED WHEREVER POSSIBLE AND SOME HOMES FEATURE HIGH CEILINGS, LARGE SOUTH FACING SASH WINDOWS, TILED FLOORS AND, IN THE CASE OF PLOT 2, A SPECTACULAR OPEN STAIRCASE.






TWO NEW FOUR BEDROOM HOMES, ABBEY'S PLACE, HAVE BEEN CONSTRUCTED IN THE GARDENS AND THESE COMBINE THE LUXURY OF MODERN LIVING WITH THE AMBIENCE OF A VERY SPECIAL LOCATION.

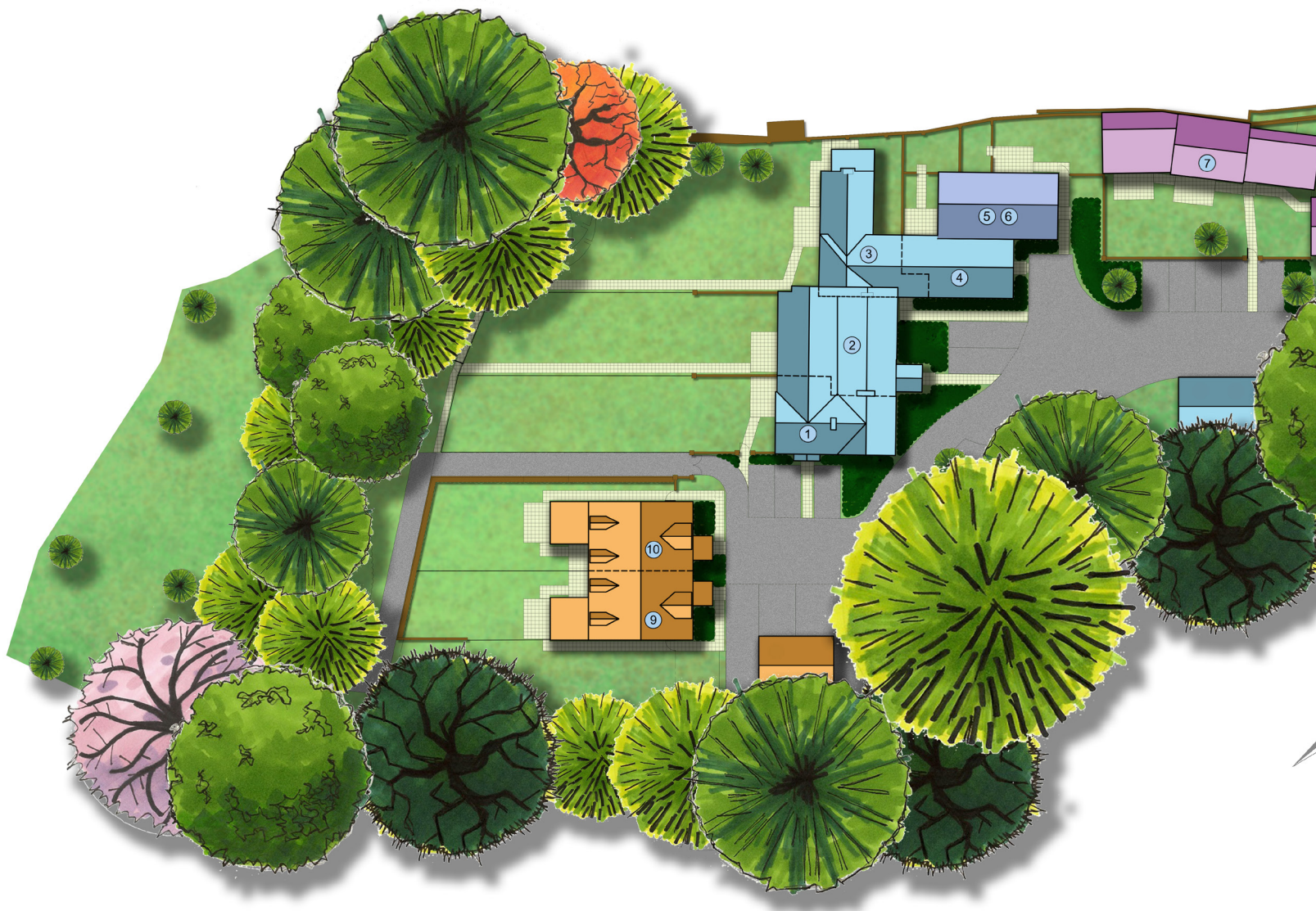
MOST OF THE HOUSES HAVE GARAGES, ALL HOMES HAVE AT LEAST TWO PARKING SPACES AND MOST HAVE PRIVATE GARDENS. THERE IS ALSO AN EXTENSIVE COMMUNAL GARDEN AREA TO THE SOUTH OF THE DEVELOPMENT.



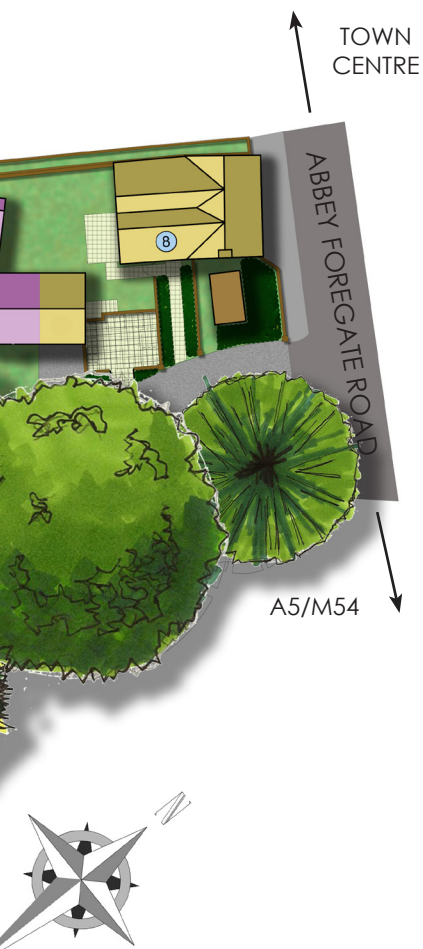


# THE DEVELOPMENT

-  THE STABLES
-  THE COTTAGE
-  THE MANSIONS ~ APARTMENTS
-  THE MANSIONS ~ HOUSES
-  ABBEY'S PLACE







## SPECIFICATION

- NHBC 10-YEAR BUILD-MARK WARRANTY
- GAS CENTRAL HEATING
- TIMBER SASH WINDOWS
- GROUND FLOOR CLOAKROOM ^
- EN-SUITE TO BEDROOM 1 ^
- CHOICE OF KITCHEN UNITS WITH GRANITE OR QUARTZ WORKTOPS AND UPSTANDS \*
- NEFF MICROWAVE, OVEN AND HOB
- NEFF INTEGRATED DISHWASHER AND FRIDGE / FREEZER
- CONTEMPORARY WHITE BATHROOMS
- CHOICE OF WALL AND FLOOR TILES \*
- WARDROBES TO BEDROOM 1 & 2 ^
- WIRELESS ALARM
- TURF LAID TO ALL GARDENS
- GARAGES WITH ELECTRIC OPERATED DOORS
- ELECTRIC CAR CHARGING POINT
- FIBRE READY [FTTP]

\* AT RELEVANT STAGE  
^ AS SPECIFIED FOR INDIVIDUAL HOUSE – ASK SALES ADVISOR FOR FULL DETAILS.

## TENURE

The houses at Chaddeslode Gardens will be sold as freehold.

The two apartments (numbers 5 and 6) will be sold as leasehold with a nominal ground rent of £1 per annum.

The freehold of the common parts of the site to include the apartments will be transferred on completion to Chaddeslode Gardens Residents Association Ltd. Each homeowner at Chaddeslode Gardens will receive one share in the Company.

A service charge will be levied by Chaddeslode Gardens Residents Association to cover the maintenance of communal external areas and the common parts of the two apartments. The service charge for each home will depend on its size. Service charge details are available from the sales advisor.

Shropshire Homes will appoint a manager to administer Chaddeslode Gardens Residents Association Ltd for a limited period after the transfer of shares to homeowners. After this homeowners will be able to make their own arrangements and set service charges.



# SHREWSBURY HERITAGE

Shrewsbury combines a thousand years of architecture and history with all the amenities of a successful market town. It has many restaurants and wine bars, old world pubs, independent shops, designer boutiques, craft food retailers, brewers, renowned wine merchants and a thriving market.

The entertainment scene is equally varied with two theatres; a modern cinema and an 'art-house' cinema in the medieval market hall. There are also a number of independent music venues and seasonal events in the famous Quarry Park. The town also boasts a wide range of sports and leisure facilities.

Shrewsbury is home to a new University Centre, as well as its two renowned public schools, prep schools and a number of highly rated state schools.











## THE DEVELOPER

SHROPSHIRE HOMES IS AN AWARD-WINNING HOUSEBUILDER, WITH MORE THAN 35 YEARS OF EXPERIENCE DEVELOPING HOMES OF QUALITY AND CHARACTER IN THE MOST DESIRABLE LOCATIONS IN AND AROUND SHROPSHIRE.

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## \* HELP TO BUY

THIS GOVERNMENT BACKED SCHEME WILL ENABLE MANY PURCHASERS TO BENEFIT FROM 20% SHARED EQUITY LOAN AND PURCHASE A NEW HOME WITH 5% DEPOSIT. HELP TO BUY IS AVAILABLE TO BOTH FIRST-TIME BUYERS AND EXISTING HOMEOWNERS. PLEASE ASK OUR SALES ADVISOR FOR DETAILS.

\*SUBJECT TO STATUS, TERMS & CONDITIONS

SHROPSHIRE HOMES LTD BELIEVES THAT THESE DETAILS ARE CORRECT AT THE TIME OF PRINTING. HOWEVER, THEY DO NOT FORM PART OF AN OFFER OR CONTRACT AND MAY BE AMENDED ACCORDING TO PREVAILING CIRCUMSTANCES. ILLUSTRATIONS ARE ARTISTS IMPRESSIONS AND DO NOT REPRESENT FINAL DETAIL.

PLEASE NOTE DIMENSIONS ARE APPROXIMATE MAXIMUM MEASUREMENTS AND EXCLUDE BAY WINDOWS, ALCOVES AND WARDROBES EXCEPT WHERE INDICATED.

THE SPECIFICATION OF EACH HOME WILL VARY. PLEASE ASK OUR SALES ADVISORS FOR FULL DETAILS ON SPECIFIC PLOTS.

INTERNAL IMAGES MAY NOT BE OF ACTUAL PLOT/HOUSE TYPE OR SPECIFICATION – ASK FOR FULL DETAILS.

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