



## **30 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6GA**

### **Offers in the Region Of £181,300**

Stylish 2 bedroom, ground floor apartment enjoying a fine position within this select development. Close to the English Bridge and within walking distance of the town centre, enjoying views across to The Abbey Church. Accommodation includes: Entrance Hall, Attractive Open Plan Living Room/Kitchen With Range Of Integrated Appliances, 2 Good Sized Bedrooms With Built In Wardrobes, Bathroom, GCH, DG, Allocated Parking. Attractive Landscaped Residents Gardens.



**30 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6GA Ref: 4704**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

**Communal Area**

From Communal Entrance Hall wooden fire door.

**Entrance Hall** 12' 3" x 5' 2" (3.73m x 1.57m)

Radiator, built in double wardrobes, wood effect vinyl flooring, telephone entry system.

**Bedroom 1** 10' 1" x 9' 9" (3.07m x 2.97m)

Carpet, double glazed window to the side, built in double wardrobe, radiator.

**Bedroom 2** 8' 4" x 9' 9" (2.54m x 2.97m)

Carpet, double glazed window to the side, built in double wardrobe, radiator.

**Open Plan Living Space** 18' 7" x 13' 5" (5.66m x 4.09m)

Living Area has carpet, double radiator, 2 double glazed windows to the side. Kitchen is fitted with base and eye level units, wood effect laminate work tops, integrated 4 ring gas hob with stainless steel splash and extractor over, double electric oven below, stainless steel sink unit, integrated fridge, freezer, washing machine and dishwasher, wood effect vinyl flooring,

**Bathroom** 6' 6" x 6' 2" (1.98m x 1.88m)

Fitted with white 3 piece suite including wash basin, WC, bath with shower above, part tiled walls, towel radiator, extractor fan, shaver socket, tile effect vinyl flooring.

**Outside**

Allocated Parking. Attractive Landscaped Residents Gardens.

**Lease Details**

155 year lease from 2012 - 143 years remaining.

Ground Rent £300 pa

Service Charge £1474 per annum

Reserve Fund £30 per annum

**Council Tax Band B**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

# Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## 30 The Old Meadow, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

12/01/2024, 11:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

30, The Old Meadow SHREWSBURY SY7 6DA	Energy rating <b>B</b>	Valid until: 2 September 2025 Certificate number: 0138-3887-7612-9705-1875
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Property type	Ground-floor flat
Total floor area	65 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-efficiency-standards-for-social-housing) (<https://www.gov.uk/government/guidance/energy-efficiency-standards-for-social-housing>).

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

#### Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/0138-3887-7612-9705-1875>

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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**