



7 The Monklands, Abbey Foregate, Shrewsbury, SY2 6AP

1st Floor apartment — £250,000 Leasehold

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Coopergreenpooks.co.uk

£250,000 Leasehold — 1st floor apartment

sales@cgpooks.co.uk

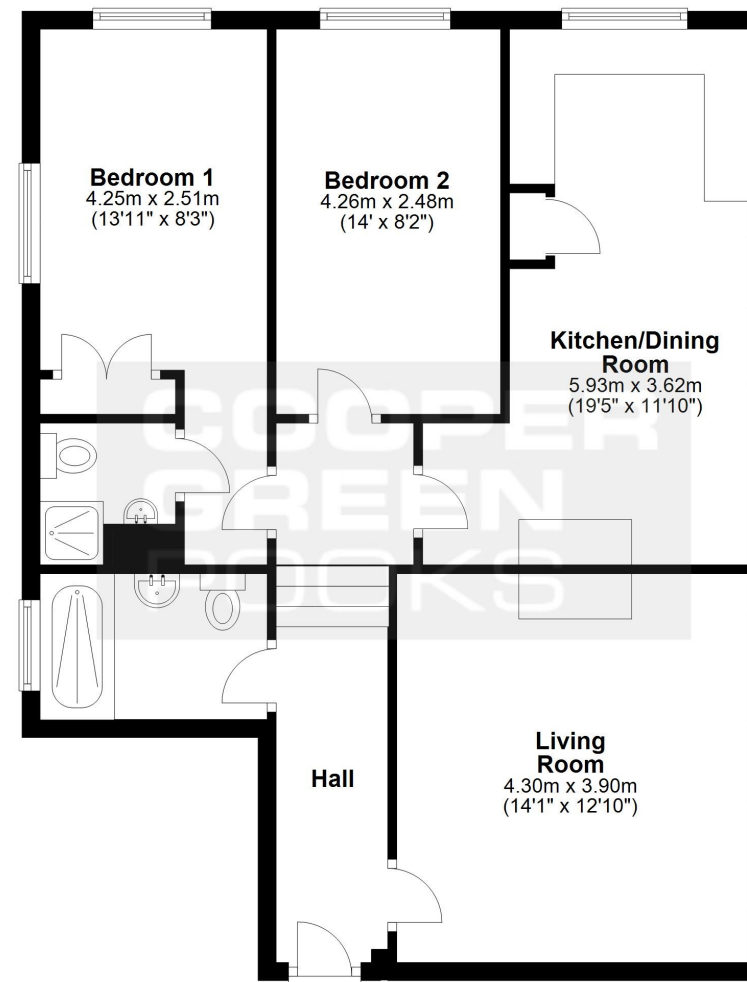
A very impressive, light and spacious first floor apartment with recently improved accommodation. The property is well situated within a beautiful period building, set in its own walled grounds and within walking distance of the town centre.

KEY FEATURES

- Lovely communal entrance hall with original feature staircase to first floor, from which there is access to private split-level Hall.
- Good sized living room with high ceiling, wood effect flooring, original cornicing, and feature wood panelled windows.
- Stylish re fitted kitchen/dining room with wood effect flooring and windows to 2 elevations.
- 2 double bedrooms, with the main bedroom having large feature windows to front and side, as well as built in wardrobe and an en-suite shower room.
- Superb shower room recently re fitted to a very high standard.
- Electric heating and secondary glazed windows.
- 2 allocated parking spaces.
- Attractive private walled grounds.
- Great location in a popular area, just a short walk from the town centre and close to some excellent amenities, including good pubs and restaurants, as well as various independent businesses and supermarkets. Shrewsbury bypass and the M54 are also only a short drive from the property.
- No onward chain.

Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



Total area: approx. 74.1 sq. metres (798.0 sq. feet)

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.





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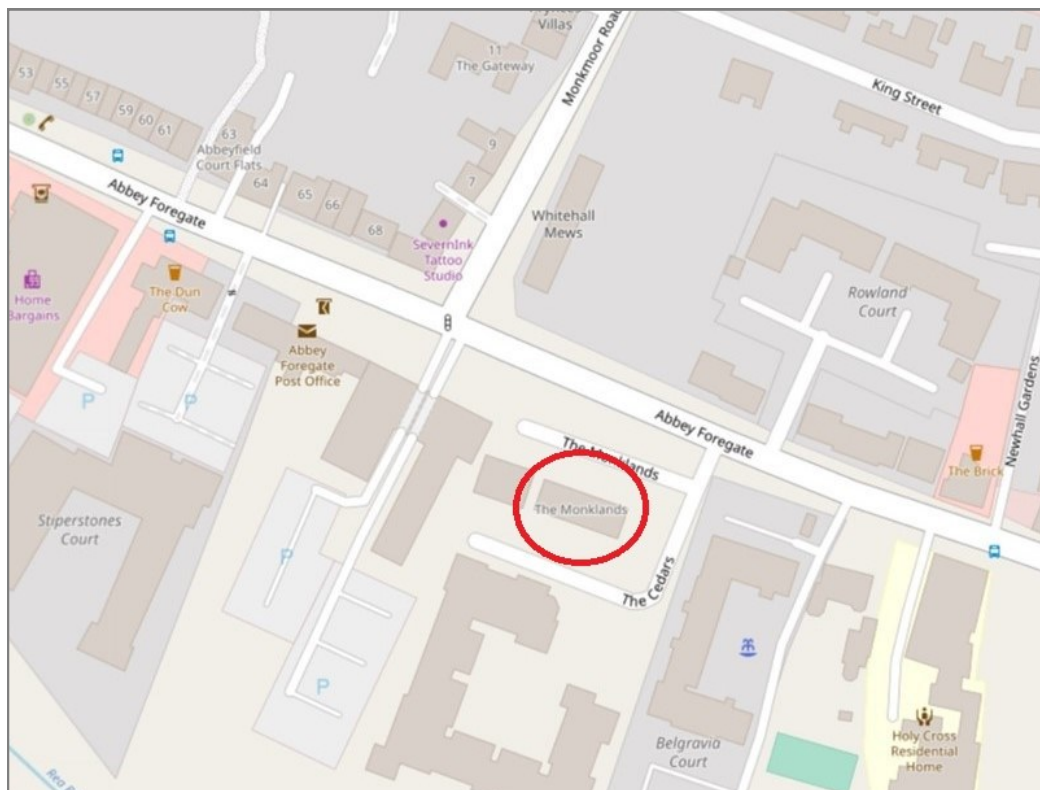
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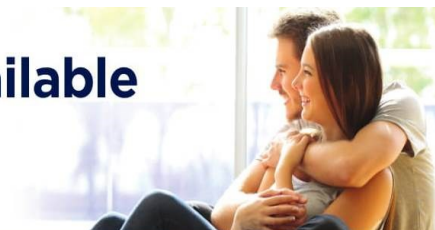
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 **RICS**
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Tenure	Leasehold
Lease	199 years from 2005
Ground rent	£100.00 pa
Service charge	£1390.00 pa
Local Authority	Shropshire Council
Council Tax	B
EPC Band	TBC
Services	Electric heating and mains services connected

 **Expert mortgage advice available**
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



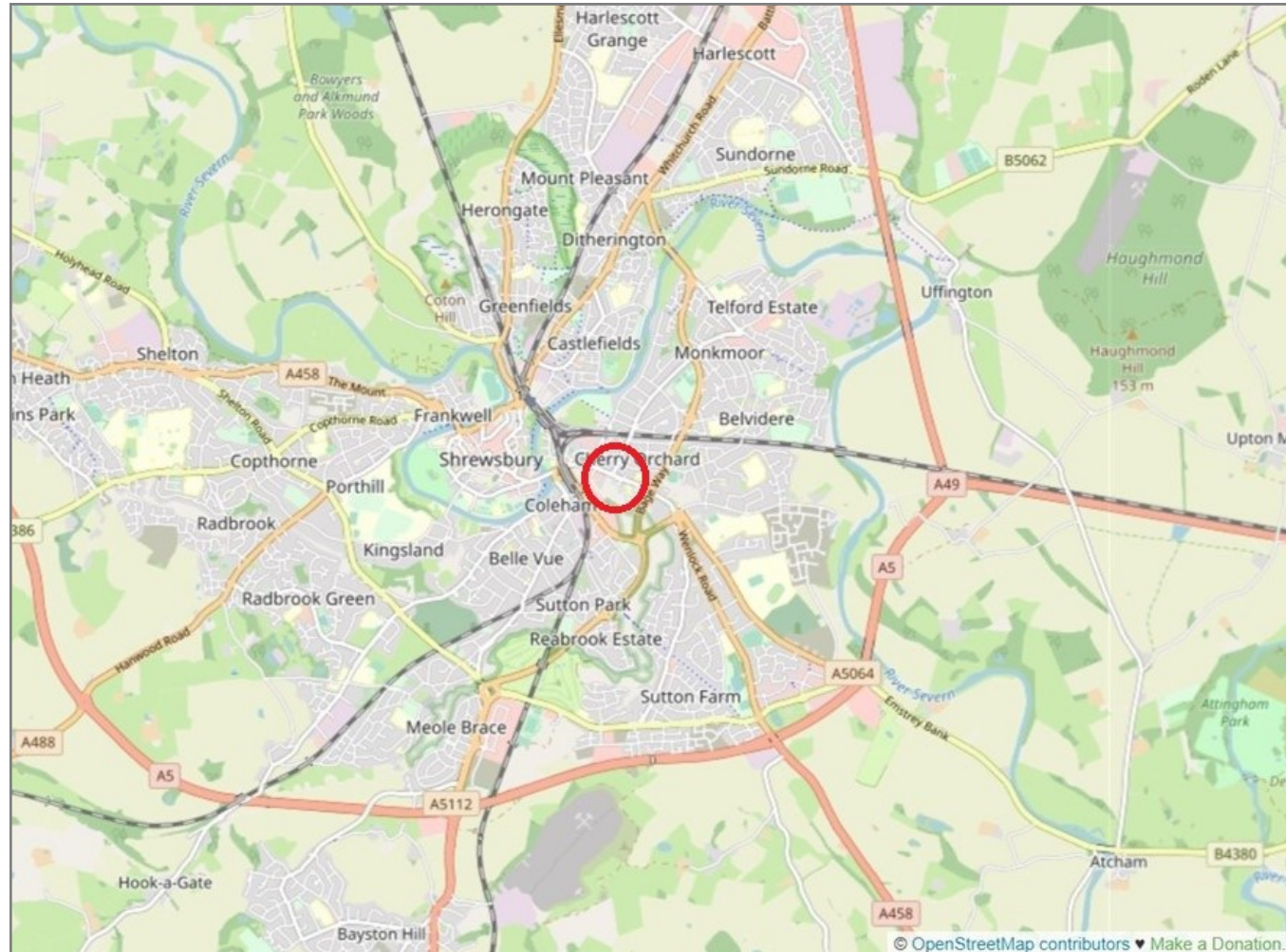
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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