



SAMUEL WOOD

17 Montrose Place, Bicton Heath, Shrewsbury, Shropshire, SY3 5EN

Asking Price £60,000



Introducing 17 Montrose Place, a first floor studio leasehold apartment offering a comfortable and convenient living space. The property has an open plan living/bedroom area with archway to the kitchen, and a shower room.

Situated in a this popular location with easy access to essential amenities, the prestigious Royal Shrewsbury Hospital, and the Shrewsbury bypass, seamlessly connecting to the A5, M54, and beyond. It's location makes it an excellent choice for investors looking for a promising property opportunity. It is important to note that the property comes with a short remaining lease.

- First Floor Studio Apartment
- Open Plan Living / Bedroom
- Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Allocated Parking Space
- Cash Buyers Only
- Excellent Road Links
- No Upward Chain
- EPC Rating D

17 Montrose Place in Shrewsbury offers a delightful one-bedroom first-floor studio apartment, perfect for those seeking modern and convenient living. The apartment boasts a contemporary shower room, ensuring comfort and convenience for residents. The open-plan kitchen and living room provide a spacious and versatile living area, ideal for both relaxation and entertainment. Additionally, the property includes the valuable benefit of an allocated car parking space within the residents' car park, ensuring hassle-free parking for residents and guests.

This studio apartment's interior design reflects a sleek and minimalist aesthetic, promoting an open and airy atmosphere. The modern shower room adds a touch of luxury, making it a welcoming space for daily routines. The open-plan kitchen and living room enhance the overall sense of space, creating an ideal setting for socializing or simply enjoying a cosy night in. With the convenience of an allocated car parking space, residents can easily access their vehicles without the stress of searching for parking, making it a practical choice for those with active lifestyles.

Furthermore, 17 Montrose Place's location in Shrewsbury offers a host of amenities and services within reach. Its proximity to local shops, restaurants, and public transportation makes it an attractive choice for those seeking both urban convenience and a peaceful retreat. Whether you're a young professional looking for a comfortable and modern living space or a couple in search of an easy and hassle-free lifestyle, this one-bedroom studio apartment in Montrose Place promises a well-rounded and enjoyable living experience.

### Services

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps & Superfast 138 Mbps

Flood Risk: Very Low

### Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 99 years from 1.1.1982 - 57 years remaining  
 Service Charges: N/A  
 Ground Rent: £100 PA  
 Next Ground Rent Review Period: tbc

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Ground Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



Total area: approx. 21.8 sq. metres (234.6 sq. feet)

Not to Scale  
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk