

# 38 New Park Road Shrewsbury SY1 2RS



**1 Bedroom Flat**  
**Offers In The Region Of £110,000**

## The features

- GROUND FLOOR APARTMENT
- EXCELLENT RANGE OF AMENITIES ON HAND
- LOUNGE/DINING ROOM, KITCHEN
- PRIVATE COURTYARD GARDEN AND COMMUNAL PARKING
- EPC RATING E
- ENVIABLE LOCATION CLOSE TO THE TOWN
- PERSONAL RECEPTION HALL
- DOUBLE BEDROOM AND SHOWER ROOM
- NO UPWARD CHAIN.



### \*\*\* ONE BEDROOM GROUND FLOOR APARTMENT \*\*\*

A perfect opportunity for first time buyer, investor or those looking for single storey living, this spacious Ground Floor Apartments benefits from its own personal courtyard garden.

Ideally placed for commuters being a short stroll from the Railway Station or for those who want all the amenities the Town has to offer, along with lovely riverside walks into the famous Shrewsbury Quarry.

The accommodation briefly comprises Personal Reception Hall, Lounge/Dining Room, Kitchen, double Bedroom and Shower Room.

The property has the benefit of a private courtyard garden and parking within the adjacent communal parking area.

## Property details

### LOCATION

The property is set in the heart of this most popular Conservation area which has excellent local amenities on hand including shops, public house and regular bus service to the Town. The Railway Station is a short stroll away along with all the amenities the County Town has to offer. There is also ease of access for commuters onto the A5/M54 motorway network.

### RECEPTION HALL

Wooden and glazed entrance door to Reception Hall off which lead

### LOUNGE/DINING ROOM

having full height window overlooking the front, wooden fire surround with point for fire, media point.

### KITCHEN

with single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and range of eye level wall units, window to the front. Useful pantry storage recess.

### BEDROOM

A generous double room with window to the rear.

### SHOWER ROOM

with suite comprising tiled shower cubicle, wash hand basin and WC.

### OUTSIDE

The property has the benefit of a personal paved courtyard style garden with range of storage sheds and enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, subject to a 125 year lease and annual ground rent of £20 and annual service charge of £110

#### SERVICES

We are advised that all main water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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

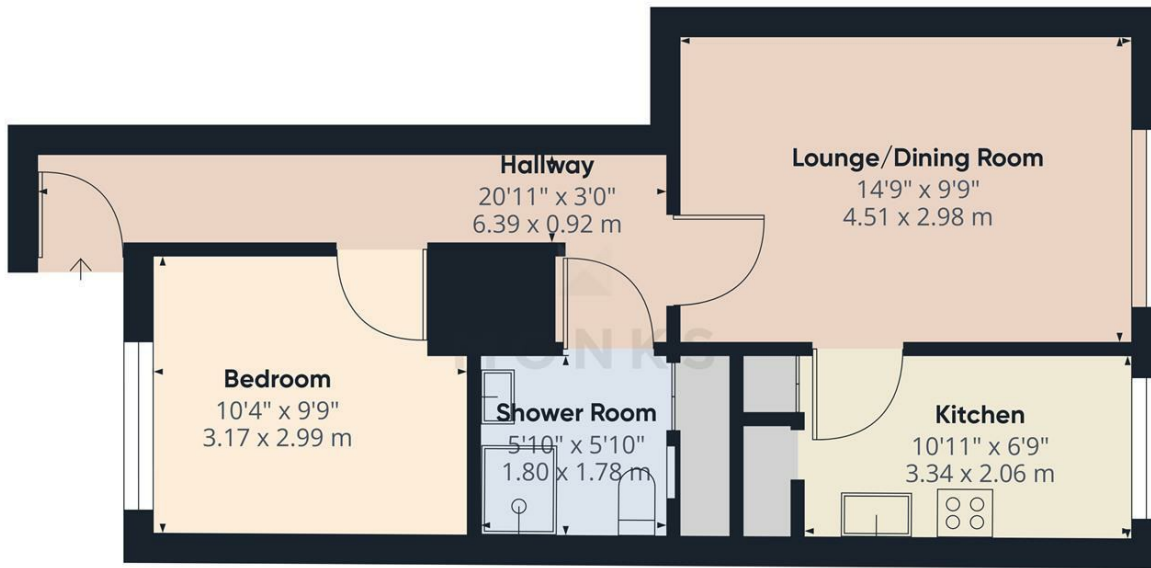
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 38 New Park Road, Shrewsbury, SY1 2RS.

1 Bedroom Flat

Offers In The Region Of £110,000





Approximate total area<sup>m</sup>  
459.4 ft<sup>2</sup>  
42.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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