

# 24 Simpson Square St. Michaels Street Shrewsbury SY1 2EQ



**2 Bedroom Apartment - Duplex**  
**Offers In The Region Of £187,000**

## The features

- IMPRESSIVE 2 BEDROOM DUPLEX APARTMENT
- NO UPWARD CHAIN - VACANT POSSESSION
- PRINCIPAL BEDROOM WITH EN SUITE
- ALLOCATED PARKING AND NEATLY KEPT COMMUNAL GARDENS
- WELL SUITED TO FIRST TIME BUYERS OR PERFECT FOR AN INVESTOR
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES OF THE TOWN
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- FURTHER DOUBLE BEDROOM AND BATHROOM
- PERFECT FOR COMMUTERS - A SHORT STROLL FROM THE RAILWAY STATION
- EPC C



**\*\*\* EXCELLENT DUPLEX APARTMENT WITH NO UPWARD CHAIN \*\*\***

**\*\*\* BEING SOLD WITH VACANT POSSESSION \*\*\***

**Are you looking to expand your rental portfolio or purchase your first home? This is an excellent two bedroom duplex property offering spacious living over two floors. Ideally placed for commuters being a short stroll from the Railway Station and the amenities of the Town Centre.**

**The accommodation briefly comprises Reception Hall, 2 Bedrooms and Bathroom and excellent open plan Living/Dining/ Kitchen - ideal for those who love to entertain.**

**The property has the benefit of allocated parking and well kept communal gardens.**

## **Property details**

### **LOCATION**

The property occupies an enviable position being a short stroll from the Railway Station and the excellent amenities of the Town Centre, or perfect for commuters with ease of access to the A5/M54 motorway network. For those who love the outdoors there are lovely Riverside walks into the famous Shrewsbury Quarry.

### **RECEPTION HALL**

Covered entrance with door opening to Reception Hall with stairs leading up to the First Floor Landing with window to the front and off which lead

### **BEDROOM 1**

having two windows overlooking the front, radiator. Two double built in wardrobes.

### **BEDROOM 2**

with window to the rear, radiator. Built in storage cupboard.

### **BATHROOM**

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator.

### **SECOND FLOOR LANDING**

Staircase continues to the Second Floor

### **IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN**

The perfect room for those who love to entertain. The Lounge is a great open space with windows to the front and rear elevations, media point, radiator, built in storage cupboard. Dining Area with window to the rear. Kitchen which is fitted with range of shaker style fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances. Tiled surrounds and matching range of eye level wall units and central island housing inset 4 ring hob with extractor hood over and oven and grill beneath. Laminate flooring, windows to the front and side.

### **OUTSIDE**

There is an allocated parking space and well maintained communal gardens.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Leasehold, subject to a 125 year lease and annual ground rent of £250 per annum and service charge of £910 per annum.

#### **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/buy/mortgage-calculator/) 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.

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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

## Shrewsbury office

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## 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.