

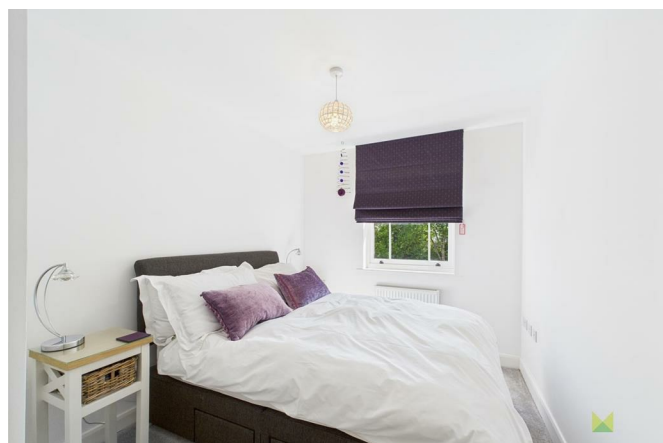
34 The Old Meadow Shrewsbury SY2 6GA



2 Bedroom Apartment
Offers In The Region Of £205,000

The features

- BEAUTIFULLY PRESENTED AND WELL LIT APARTMENT
- EXCLUSIVE DEVELOPMENT WITH GATED ACCESS
- SECURE ENTRANCE HALL AND PERSONAL RECEPTION
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- VIEWING ESSENTIAL
- TWO DOUBLE BEDROOMS WITH EN SUITE AND BATHROOM
- STUNNING RIVERSIDE COMMUNAL GARDENS
- OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED PARKING
- EPC RATING B



***** IMPRESSIVE 2 BEDROOM, 2 BATHROOM APARTMENT *****

An excellent opportunity to purchase this beautifully presented, naturally well lit second floor Apartment set within this sought after gated development right on the edge of the Town.

Set within lovely landscaped gardens, bordered by the River Severn and being a short stroll from the amenities of the Town and for commuters the Railway Station which has links to London.

The accommodation briefly comprises secure communal entrance with entry phone system, lift and stair access, personal Reception Hall, open plan Living / Dining / Kitchen with aspect up to the old RSI, Principal Bedroom with en suite Shower Room, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, allocated parking and delightful well stocked communal gardens bordered by the River Severn.

Viewing essential and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable location right on the edge of the Town Centre being a stones throw from all amenities and ease of access to the A5/M54 motorway network. Adjacent to the River Severn there are lovely riverside walks through to the famous Quarry Park.

SECURE COMMUNAL ENTRANCE

A spacious communal with staircase and lift access leading to the Second Floor and personal Reception Hall with large cloaks/storage cupboard, radiator.

PERSONAL RECEPTION HALL

with entry phone system and large cloaks/storage cupboard, radiator.

LOUNGE/DINING/KITCHEN

A lovely open plan room - ideal for those who love to entertain. The Lounge area has a sash window which provides a lovely aspect up to the former Infirmary which is a wonderful listed building, media point. The Kitchen is fitted with range of high gloss cream fronted units incorporating single drainer sink set into base cupboard, further range of matching cupboards and drawers with work surfaces over and having integrated appliances including washing machine and fridge freezer with fascia panels. Inset 4 ring hob with oven and grill and extractor hood over along with eye level wall units. Ample space for Dining table, further window to the front.

PRINCIPAL BEDROOM

a generous double room having window to the rear aspect, double wardrobe, radiator.

EN SUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

A further double room with window overlooking the rear, fitted double wardrobe, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property is approached through pedestrian gated entrances and vehicular secure barrier leading onto The Old Meadow. There is an allocated parking space.

The communal gardens are a particular feature of The

Old Meadow, beautifully landscaped to lawns with an abundance of well stocked flower, shrub and herbaceous beds.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 155 year lease, with 142 remaining. The annual ground rent is £300 and the annual service charge is £1,954.92 which is paid on a six monthly basis. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

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

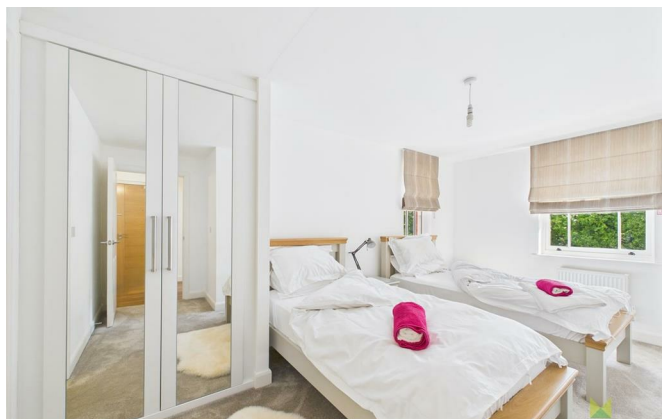
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

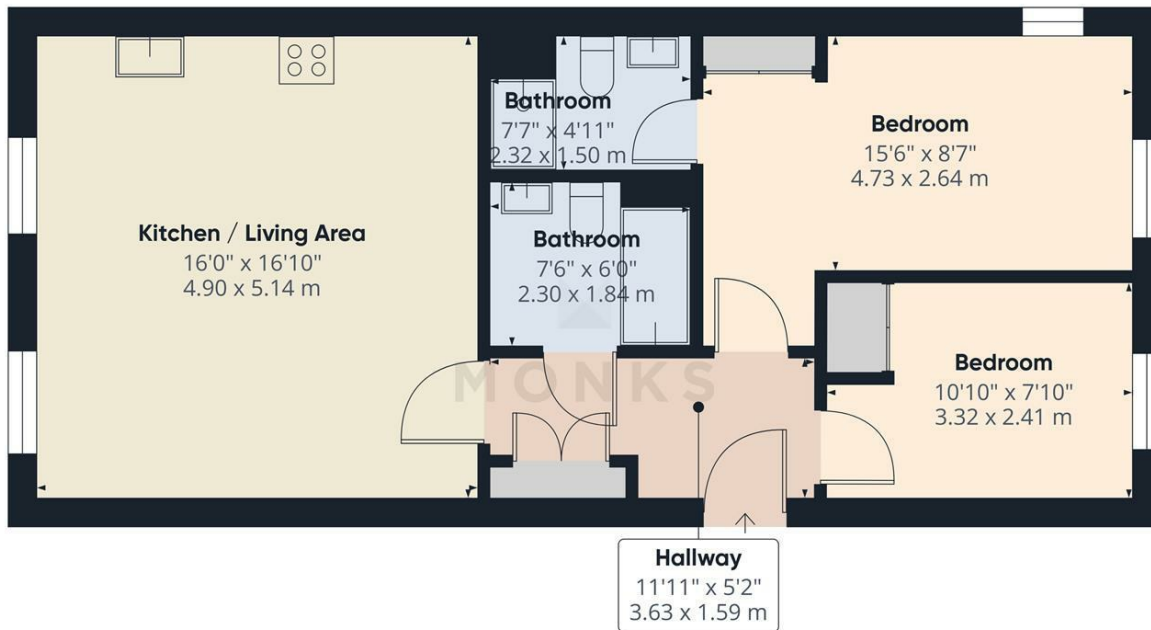
NEED TO CONTACT US

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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Approximate total area[®]
643 ft²
59.9 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.
- 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.