# **Lymehurst Court Ellesmere Road Shrewsbury SY12QT**



2 Bedroom Apartment Price Range £250,000

# The features

- IMPRESSIVE FORMER GEORGIAN RESIDENCE
- FINISHED TO CONTEMPORARY STANDARD OF SPECIFICATION MAJORITY GROUND FLOOR WITH OUTSIDE PERSONAL SPACE
- LOVELY COMMUAL GARDEN
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
  PERFECT FIRST TIME BUYER, DOWNSIZER, INVESTOR
- EARLY RESERVATION HIGHLY RECOMMENDED
- CONVERSION TO PROVIDE 14 APARTMENTS
- ALLOCATED PARKING AND EV CHARGING POINTS
- EPC TO BE CONFIRMED



\*\*\* COMING SOON \*\*\*

An impressive selection of 1, 2 and 3 bedroom apartments. PRICES FROM £175,000

This former grand Georgian residence is currently being converted to provide a fabulous selection of 1, 2 and 3 bedroom apartments, forming part of an enviable courtyard location.

Creating a modern lifestyle, each home will offer spacious rooms with contemporary kitchens, bathrooms and finishings and are a perfect opportunity for a first time buyer, downsizers or those looking for a lock up and go.

The majority of the apartments are located on the ground floor, many of which will have their own outside seating area or garden along with a landscaped communal garden to the rear.

The original Georgian home will provide 4 apartments over the ground and first floors and on the second floor a dual facing penthouse which has the most stunning views across the town and hills beyond.

# **Property details**

#### **LOCATION**

Lymehurst Place occupies an enviable position on the edge of the Town, being a short and pleasant stroll from the railway station and all of the Town Centre amenities. For commuters there is ease of access to the A5/M54 motorway network.

A stunning medieval town, Shrewsbury is steeped in history, being the birthplace of Charles Darwin, home to 660 listed buildings and the famous Shrewsbury Quarry which the River Severn cradles.

Recently voted the UK's number one High Street, Shrewsbury's Wyle Cop boasts an array of independent traders which complement national stores, banks and building societies.

The Town plays host to wonderful cafe's, bars, restaurants and entertainment venues, including Theatre Severn, which is Shropshire's premier arts venue.

### **REGISTER YOUR INTEREST**

To register your interest prior to the pending official release please contact judy@monks.co.uk

#### **GENERAL INFORMATION**

**TFNURF** 

We are advised the property is will be Leasehold, subject to a Ground Rent and Service Charge which is currently being determined.

#### **SERVICES**

We are advised that al main services are connected.

#### **COUNCIL TAX BANDING**

As this is a new conversion property the Council has not yet set the banding.

### 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.

# Lymehurst Court Ellesmere Road, Shrewsbury, SY1 2QT.

2 Bedroom Apartment Price Range £250,000



# **Judy Bourne**

**Director at Monks** judy@monks.co.uk

# Get in touch

Call. 01743 361422 Email. info@monks.co.uk Click. www.monks.co.uk

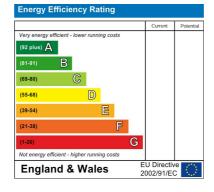
## **Shrewsbury office**

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





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