

# Lymehurst Court Ellesmere Road Shrewsbury SY1 2QT



**3 Bedroom Apartment**  
**Price Range £300,000**

## The features

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



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\*\*\* 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](mailto:judy@monks.co.uk)

### GENERAL INFORMATION

#### TENURE

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](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.

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

3 Bedroom Apartment  
Price Range £300,000



Judy Bourne

Director at Monks  
judy@monks.co.uk

Get in touch

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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

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		

- Monks for themselves and for the vendors of this property, whose agents they are give notice that:
- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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