

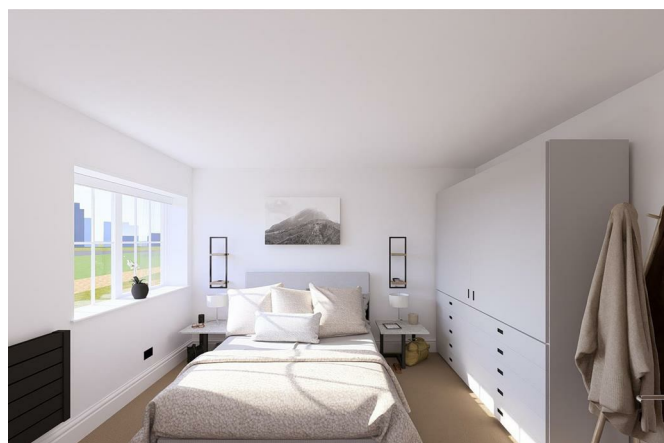
# Lymehurst Place Ellesmere Road Shrewsbury SY1 2QT



**1 Bedroom Apartment**  
**Offers In The Region Of £175,000**

## The features

- ONE BEDROOM GROUND FLOOR APARTMENT
- ENVIABLE LOCATION CLOSE TO THE TOWN AND RAILWAY STATION
- PRIVATE COURTYARD GARDEN
- DOUBLE BEDROOM AND SHOWER ROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- FORMING PART OF THIS FABULOUS CONVERSION
- PERSONAL PARKING AND EV CHARGING POINTS
- OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- PERFECT LOCK UP AND GO



\*\*\* NOW RELEASED - ONE BEDROOM GROUND FLOOR APARTMENT \*\*\*

An excellent opportunity to purchase this one bedroom ground floor apartment set alongside this former grand Georgian residence and annexe which is currently being converted to provide a fabulous selection of 1, 2 and 3 bedroom apartments set within an enviable courtyard location.

Being a short stroll from local amenities and riverside walks to the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

Creating a modern lifestyle and finished to a contemporary specification Apartment 1 briefly comprises open plan Living/Dining/Kitchen with range of integrated appliances, double Bedroom and Shower Room and is a perfect opportunity for a first time buyer, downsizer or those looking for a lock up and go.

Located on the Ground Floor with its own personal courtyard style garden area and allocated parking. Each property will have energy efficient gas central heating and there will be ample EV charging points for occupants.

For further information please email [judy@monks.co.uk](mailto:judy@monks.co.uk)

## 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.

### DESCRIPTION

This former period home and adjacent annexe's are currently undergoing complete modernisation and refurbishment to provide 14 apartments, one, two and three bedrooms each offering individual living space and being finished to a high standard of specification by a local contractor.

THE CGI'S ARE FOR ILLUSTRATION PURPOSES ONLY.

Apartment 1 is a spacious 1 bedroom Ground Floor Apartment with a good sized open plan Living/Dining/Kitchen with range of integrated appliances, double Bedroom and Shower Room.

Subject to build stage there will be a choice of Kitchen finishings from a chosen range and each apartment will be finished with LVT flooring to the Living areas, Kitchens and Shower Rooms with carpeting to the Bedrooms.

Please note that there are no viewings able to take place at this current time due to the Health and Safety and reservations are being taken off plan only.

We are advised that planning restrictions prevent the use of the Apartments being used for Air B&B purposes.

### OPEN PLAN LIVING/DINING/KITCHEN

Personal entrance door leads into the impressive open plan Living/Dining/Kitchen with two windows to the front. The Kitchen will be fitted with a

contemporary range of units with integrated appliances. Radiators.

### BEDROOM

having double opening French doors leading onto the personal courtyard garden, radiator.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Window to the rear.

### OUTSIDE

Personal side gate gives access around the Apartment to its own courtyard garden area.

### GENERAL INFORMATION

#### TENURE

We are advised the property is will be Leasehold/Freehold where each owner will own a share of the Freehold. Service charges are to be confirmed.

#### SERVICES

We are advised that all 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.

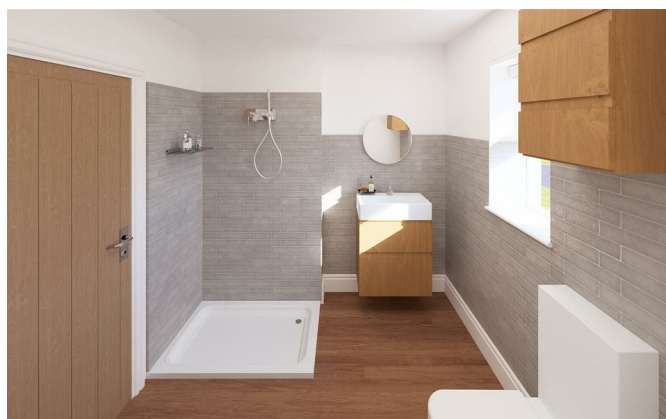
#### NEED TO CONTACT US

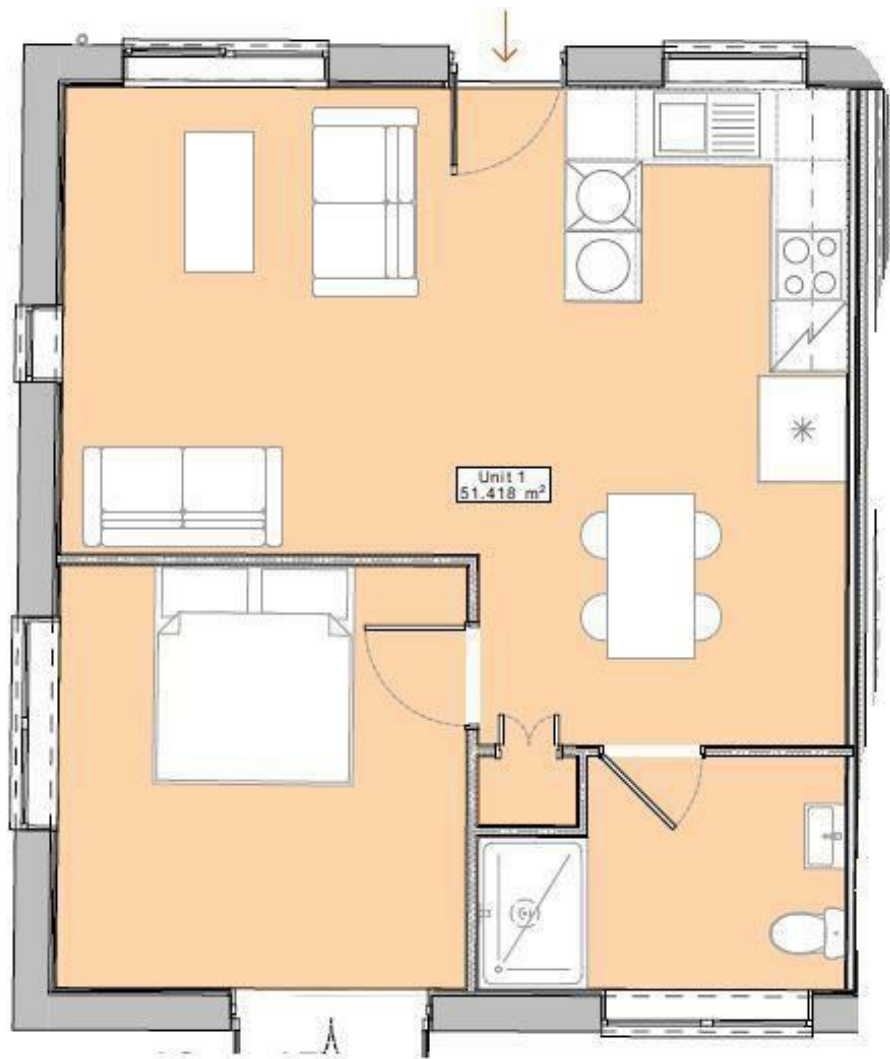
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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

1 Bedroom Apartment

Offers In The Region Of £175,000





## 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**

| 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 |                         |           |
| <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) 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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.
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