

103 Eckford Park Wem SY4 5HL



2 Bedroom Apartment
Offers In Excess Of £120,000

The features

- FIRST FLOOR APARTMENT
- NEATLY PRESENTED
- GARAGE AND PARKING
- EPC RATING C
- GENEROUS PROPORTIONS
- TWO BEDROOM, ONE BATH
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS



*****IDEAL FIRST TIME BUYERS HOME *****

An ideal opportunity to purchase this well-proportioned and neatly kept first floor apartment nearby to all the amenities of Wem. Currently run as an Air B&B business, this lock up and leave property is nearby to the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance vestibule, Open Plan Kitchen/Dining/Living Room, Two spacious Bedrooms and a Bathroom.

The property has gas central heating and a single garage with outside space.

NO UPWARD CHAIN.

Property details

LOCATION

Occupying an enviable position, tucked away in a convenient location on the edge of this thriving North Shropshire Market Town. Wem offers an extensive range of amenities including Supermarket, independent Shops, Schools, Doctors, Public Houses and eateries along with a regular bus service and short drive from the County Town of Shrewsbury. Wem also has its own Railway Station with links to Shrewsbury, Crewe and London.

A

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.

ENTRANCE VESTIBULE

Approached via attractive uPVC front door under storm porch. Stairs rise to the

LANDING

With a storage cupboard and access to the loft space.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

A comfortable and well-proportioned room with large picture window to the rear. The kitchen is with a range of contemporary cream high gloss units with wood effect worksurfaces over and incorporating a single stainless steel drainer sink and four ring gas hob with extractor over and oven underneath. Further range of eye level units and integrated fridge/freezer. Window to the rear.

BEDROOM ONE

A spacious double bedroom with window to the front.

BEDROOM TWO

Another excellent sized room with built in storage cupboard and window to the front.

BATHROOM

Fitted with a contemporary white suite comprising shower bath with screen, low level flush WC and wash hand basin set into vanity unit. Partly tiled with heated towel rail and window to the side.

OUTSIDE

With shared driveway access to the side of the property leading to a single GARAGE and outside space adjacent.

GENERAL INFORMATION

TENURE

A new 99 year lease is being purchased from the Landlord with zero annual ground rent to pay and will be in place before purchase.

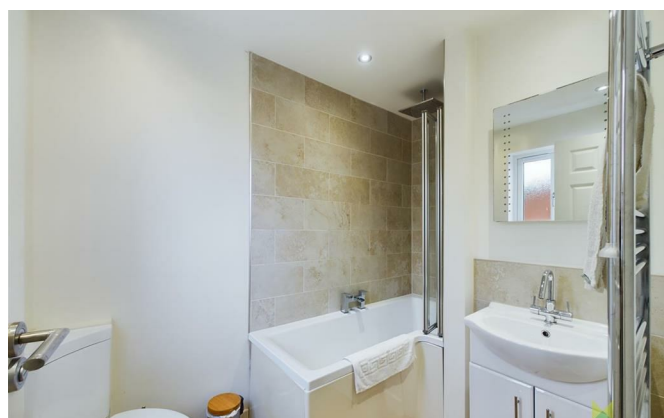
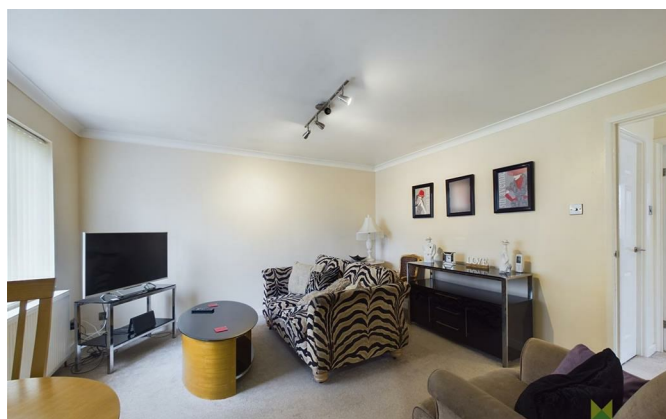
SERVICES

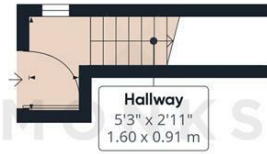
We are advised that all main services are connected.

COUNCIL TAX BANDING

103 Eckford Park, Wem, SY4 5HL.

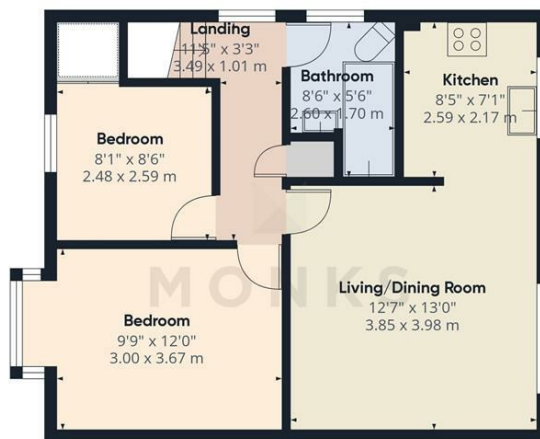
2 Bedroom Apartment
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Approximate total area[®]
557.25 ft²
51.77 m²

Floor 0



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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	

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Environmental Impact (CO₂) 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	

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.

- 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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.