



3 Priors Court, 190 Monkmoor Road, Shrewsbury,  
Shropshire, SY2 5BH

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £165,000**

Viewing: strictly by appointment through the agent

Situated on a small modern development. This is an extremely spacious and well proportioned two double bedroom ground floor apartment. The property is located within this convenient favoured residential location within close proxies to excellent amenities, walking distance to tranquil riverside walks along the River Severn which then leads to the Quarry Park and the Shrewsbury town centre. Access to the local bypass is readily accessible. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, entrance vestibule, reception hallway, open plan lounge/diner/kitchen, master bedroom with ensuite shower room, further double bedroom, bathroom, communal grounds, allocated car parking space, UPVC double glazing, electric heating.

The accommodation in greater detail comprises:

Communal entrance with intercom system gives access to:

**Commual hallway**

Door gives access to:

**Entrance vestibule**

Having UPVC double glazed window, cupboard housing pressurised water system, radiator.

Door from entrance vestibule gives access to:

**Entrance hallway**

Having wall mounted intercom telephone system, radiator, wood effect flooring.

Door from reception hallway gives access to:

**Open plan lounge/diner/kitchen**

22'5 x 12'2 excluding recess  
The lounge /diner comprises: Three UPVC double glazed windows to front, two radiators.

The kitchen area comprise: A modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated oven with four ring electric hob with stainless steel cooker over, part tiled splash surrounds, vinyl floor covering, space for appliances.

From reception hallway doors give access to: Two double bedrooms and bathroom.

**Bedroom one**

16'4 max reducing down to 9'7 min x 8'11  
Having large mirror fronted built-in wardrobe, UPVC double glazed window, radiator, TV aerial point.

Door from bedroom one gives access to:

**Ensuite shower room**

Having low flush WC, pedestal wash hand basin, half tiled to walls, shaver point, extractor fan to ceiling, radiator, tiled floor .

**Bedroom two**

11'11 x 8'8  
Having UPVC double glazed window, radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with shower attachment off mixer tap, glazed shower screen to side, pedestal wash hand basin, low flush WC, half tiled to wall, tiled floor , extractor fan to ceiling, shaver point, radiator.

**Outside**

There are communal grounds to the front of the property and one allocated car parking space to the rear in the residence car park.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is LEASEHOLD.  
The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is approx 101 years  
Ground rent: £100.00 per annum  
Ground rent price increase and review date: doubles in Jan 2026 and then again every 10 years

Service charge £1689.48 per annum (varying from year to year)

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgages services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

