

10 The Monklands, 159 Abbey Foregate, Shrewsbury,  
Shropshire, SY2 6AP

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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:

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**Offers In The Region Of £184,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing position on this lovely development constructed by renowned local builders Shropshire homes, this is a spacious and well proportioned two double bedroom ground floor apartment benefitting from a low maintenance southerly facing rear enclosed gardens/courtyard and one allocated car parking space. The apartment is situated within this desirable and extremely convenient residential location within close proximity to a variety of excellent local amenities and within walking distance of the medieval town centre of Shrewsbury along with tranquil riverside walks leading to the Quarry Park. This apartment has the added benefit of being offered For Sale with NO UPWARD CHAIN and viewings is recommended by the selling agent.

The accommodation briefly comprises of the following: Secure communal entrance with intercom system, reception hallway, modern open plan lounge/diner kitchen, two double bedrooms, bathroom, low maintenance southerly facing rear enclosed gardens/courtyard, allocated car parking space, sought after residential location, NO UPWARD CHAIN. Viewings is recommended by the selling agent.

The accommodation in greater detail comprises:

Communal entrance with intercom system gives access to:

**Communal hallway**

Door then gives access to:

**Reception hallway**

Having wall mounted digital control electric heater and telephone intercom system.

Door from reception hallway gives access to:

**Open plan lounge/diner/kitchen**

17'0 x 15'8

The lounge/diner area comprises: Two sealed double glazed windows, TV, telephone and sky point, two wall mounted electric heaters, two wall light points.

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, floor ring electric hob with stainless steel cooker canopy over, free standing washing machine, fridge, vinyl floor covering.

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

**Bedroom one**

11'5 max into recess x 8'2

Having sealed unit double glazed window to rear, wall mounted digital control electric heater, built-in mirror fronted double wardrobe.

**Bedroom two**

11'4 max into recess x 8'10

Having built-in mirror fronted double wardrobe, wall mounted digital control electric heater, sealed unit double glazed door giving access to low maintenance rear enclosed garden/courtyard.

**Bathroom**

Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, strip light, extractor fan to ceiling, wall mounted digital control electric heater, vinyl floor covering.

**Outside**

To the front of the property there is one allocated car parking space. To the rear there is a southerly facing rear enclosed low maintenance gardens/courtyard having paved patio, stone borders, gated rear access. The courtyard/rear gardens is enclosed by wrought iron railings.

**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 A**

**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 186 years  
Ground rent £100.00 per annum  
Service charge £980.00 per annum  
Buildings insurance £262.00 per annum  
Ground rent review date and price increase: TBC  
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor.

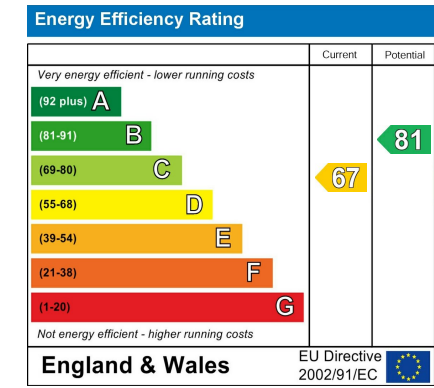
Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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.



**FLOORPLANS**



Total area: approx. 50.2 sq. metres (540.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 017973 205 007  
Plan produced using PlanUp.