



1 The Monklands, 158 Abbey Foregate, Shrewsbury, SY2 6AP

1 bedroom ground floor apartment — £159,995 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

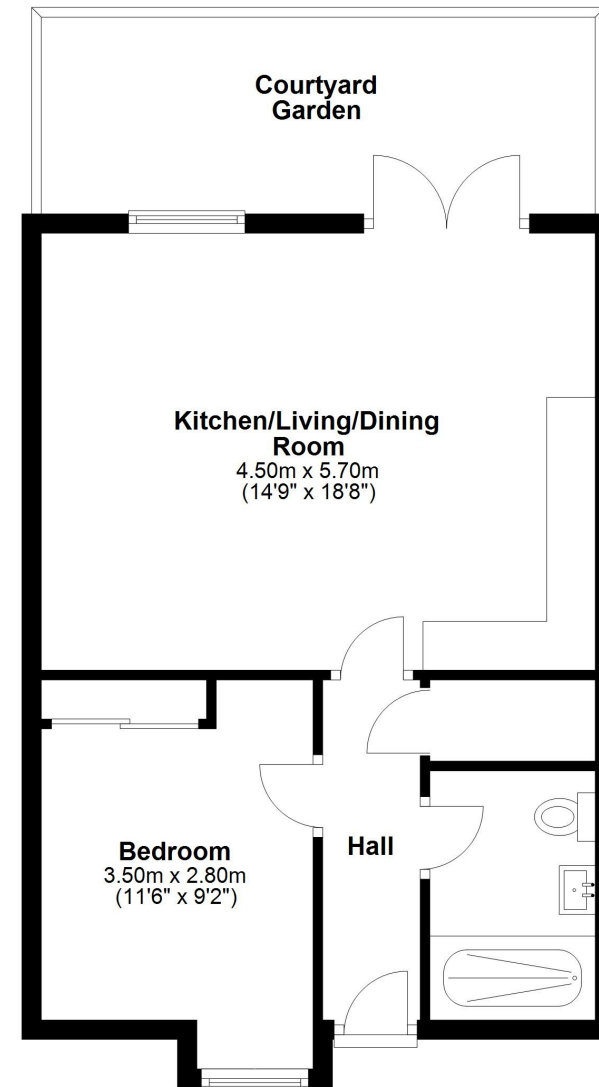
Forming part of a prestigious grade II listed Georgian building, within walking distance of the town centre, this lower ground floor apartment offers well-presented and improved accommodation, benefitting from its own private entrance, courtyard garden, and allocated parking.

KEY FEATURES

- Good sized entrance hall with useful storage
- Large open plan kitchen/dining/living room with a window and glazed double doors onto the courtyard garden
- A range of well-fitted units to the kitchen, complete with integrated appliances
- Double bedroom with built in wardrobe
- Impressive re-fitted shower room with a walk-in shower, vanity unit, and heated mirror with feature lighting
- Double glazed windows and electric heating
- Attractive, south facing private courtyard garden, paved for easy maintenance, creating a lovely outdoor space
- Allocated parking, conveniently located to the front of the property
- A great location just a short walk from some excellent amenities, including supermarket, various pubs and restaurants, as well as being less than a 10-minute walk from the town centre
- Sold vacant with no upward chain

Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Total area: approx. 46.8 sq. metres (504.1 sq. feet)





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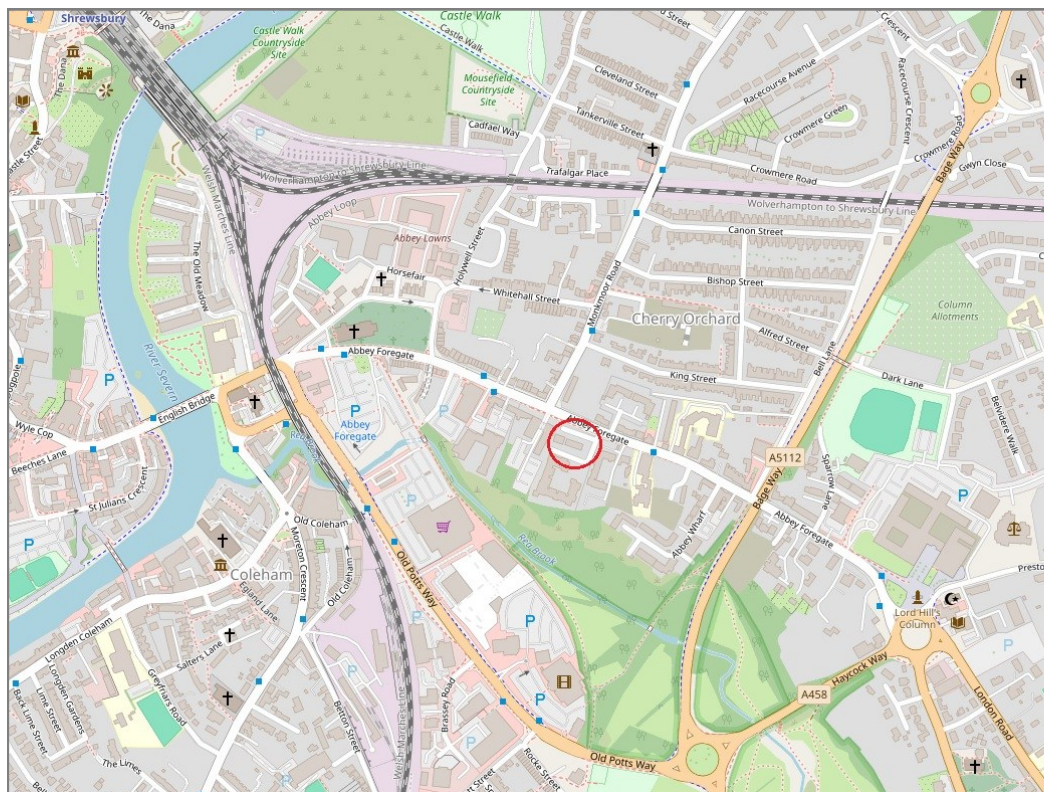
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BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band D
Services	Mains water, electricity and drainage are connected. Electric heating.

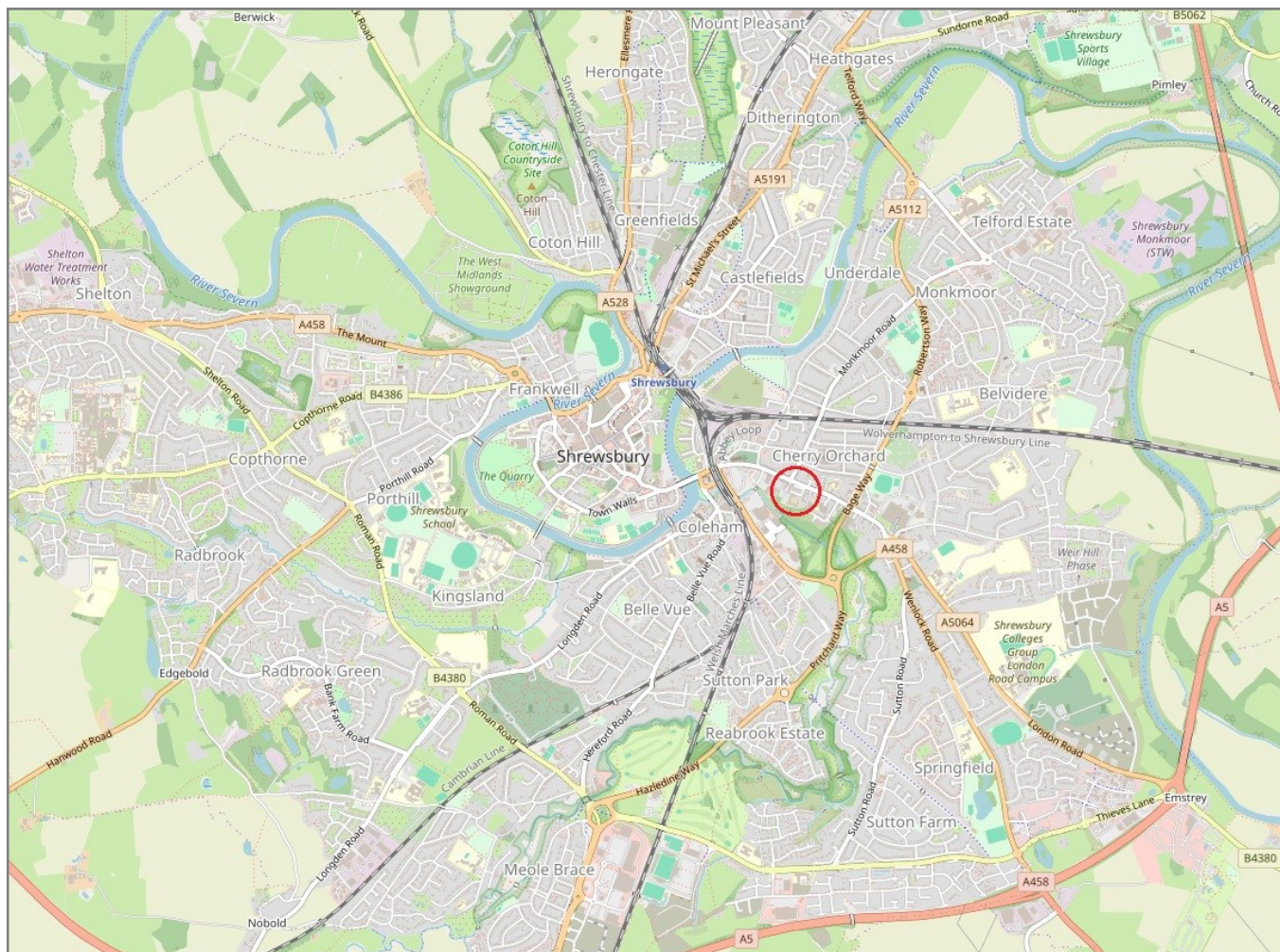
Tenure	Leasehold
Lease length	199 years from 2005
Service charge	£963.52 per annum
Ground rent	£100 per annum

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