

3 Abbey Wharf Mill Road Shrewsbury SY2 6AY



1 Bedroom Apartment
Offers In The Region Of £142,000

The features

- SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- SECURE ENTRANCE AND PERSONAL RECEPTION HALL
- DOUBLE BEDROOM WITH FITTED WARDROBE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION WITH EXCELLENT AMENITIES ON HAND
- ALLOCATED PARKING AND COMMUNAL GARDEN AREA
- OPEN PLAN LIVING/DINING/KITCHEN WITH OVEN AND HOB
- BATHROOM WITH SHOWER.
- EPC RATING C



*** GROUND FLOOR APARTMENT ***

Offered for sale with no upward chain, this spacious one bedroom Ground Floor Apartment is perfect for a first time buyer, secure lock up and go or those looking to downsize.

Occupying an enviable position tucked away in the heart of this sought after Conservation Area adjoining the Reabrook which provides lovely walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, open plan Living/Dining/Kitchen, double Bedroom and Bathroom.

The property has the benefit of personal allocated parking.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position tucked away in the heart of this sought after Conservation Area adjoining the Reabrook which provides lovely walks. For commuters there is ease of access to the A5/M54 motorway network.

SECURE COMMUNAL ENTRANCE

with entry phone system.

PERSONAL RECEPTION HALL

with electric wall heater.

OPEN PLAN LIVING/DINING/KITCHEN

having window to the front, media point, wall mounted heater. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces and having space for washing machine and fridge/freezer, inset 4 ring hob with extractor hood over and oven and grill beneath, wall units.

DOUBLE BEDROOM

A generous sized room with window to the front, fitted wardrobe, wall mounted heater.

BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property has the benefit of an allocated parking space. Communal garden space which is bordered by the Reabrook Conservation area.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 250 year lease, with 238 years remaining. The annual ground rent and service charge is £2,000. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

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 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

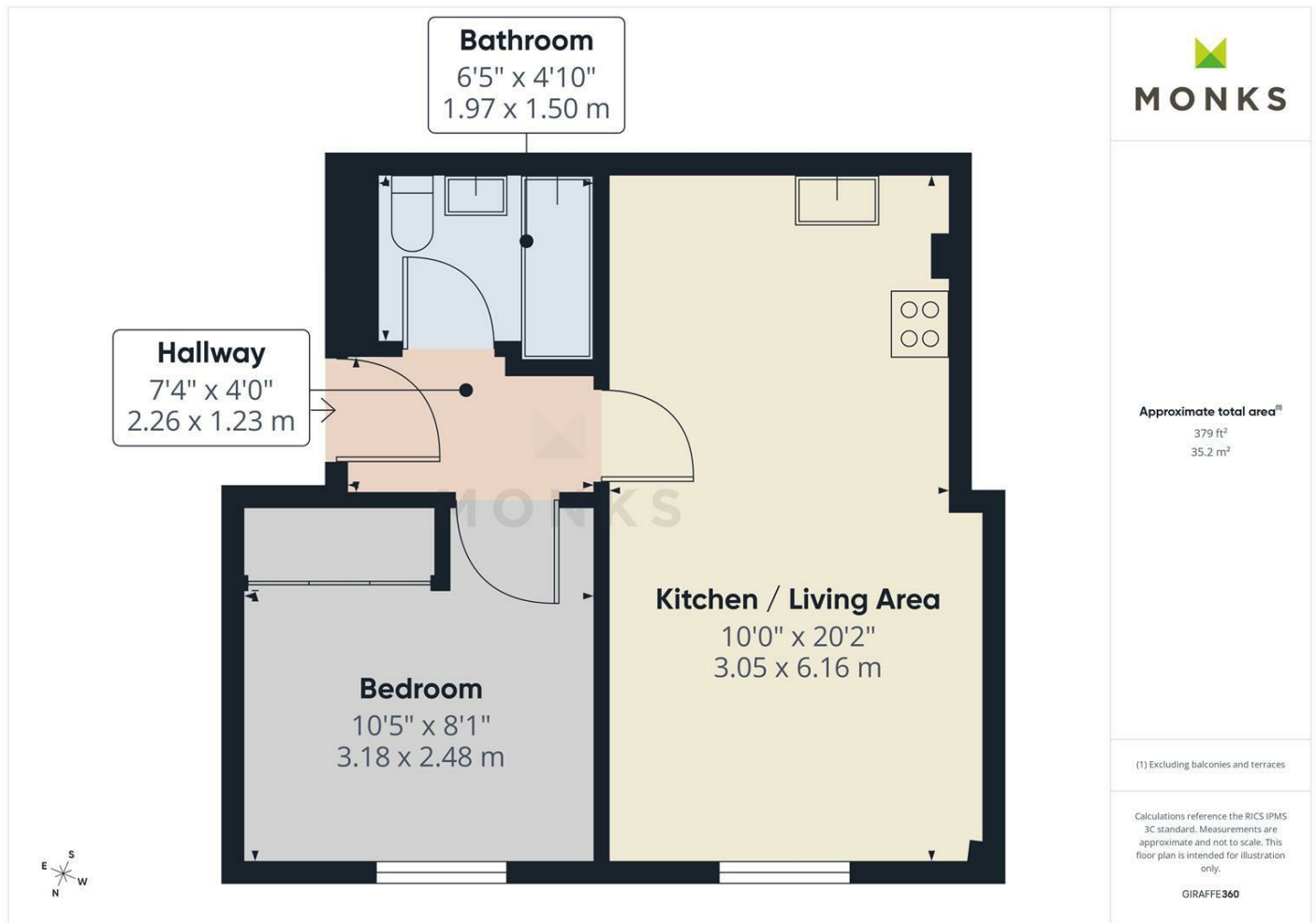
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

3 Abbey Wharf Mill Road, Shrewsbury, SY2 6AY.

1 Bedroom Apartment

Offers In The Region Of £142,000





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		
England & Wales	EU Directive 2002/91/EC	80 86

Environmental Impact (CO ₂) 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.