

150 The Old Meadow Shrewsbury SY2 6GA



2 Bedroom Apartment
Asking Price £189,995

The features

- 2 BEDROOM APARTMENT WITH BALCONY
- PRIVATE ALLOCATED PARKING
- SECURE ENTRANCE AND LIFT ACCESS TO THE PROPERTY
- 2 DOUBLE BEDROOMS, ONE WITH ACCESS TO BALCONY
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION RIGHT ON THE EDGE OF THE TOWN CENTRE
- BEAUTIFUL COMMUNAL GARDENS
- OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- WELL APPOINTED BATHROOM
- EPC RATING TBC



*** 2 BEDROOM APARTMENT WITH BALCONY ***

A unique opportunity to purchase this immaculately presented, two bedroom third floor Apartment with lift access - being one of the few with a useable balcony space with open aspect to the side with views up to The Castle.

Occupying an enviable position in this much sought after, select development of Apartment and Town houses with allocated parking. Being a short stroll from the Town Centre and all of its amenities, Railway Station and riverside walks to the famous Shrewsbury Quarry.

The accommodation briefly comprises secure communal entrance with lift access, personal Reception Hall, open plan Living/Dining/Kitchen with range of appliances, Bedroom with double opening French doors leading onto Balcony, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazed sash style windows and allocated parking.

Offered for sale with no upward chain. Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location right on the edge of the Town Centre being a stones throw from all amenities and ease of access to the A5/M54 motorway network. Adjacent to the River Severn there are lovely riverside walks through to the famous Quarry Park.

SECURE COMMUNAL ENTRANCE

Secure entrance with door buzzer panel to Reception Hall with post boxes and stair and lift access to the 3rd floor.

PERSONAL RECEPTION HALL

with double fitted storage cupboard with hanging rail and shelving, wooden effect flooring, heater. Access to roof storage space.

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light room being naturally lit with 3 sash windows to the front and two further to the side. The Living/Dining Area has media point and electric heater. The Kitchen is attractively fitted with range of white high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, washing machine and fridge freezer, inset 4 ring hob with extractor hood over and double oven and grill beneath. Wall mounted units.

BEDROOM 1

with double opening French doors leading onto Balcony. Fitted double wardrobe with hanging rail and shelving, radiator.

BEDROOM 2

with window to the rear, fitted double wardrobe with hanging rail and shelving, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable position tucked away at the end of this exclusive development and has the added benefit of a useable balcony area with aspect towards The Castle and Railway.

Personal allocated parking space.

The property has access to the most beautifully maintained and landscaped communal gardens which are bordered by the River Severn.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 155 year lease, with 142 remaining. The annual ground rent is £300 and the annual service charge is £1,954.92 which is paid on a six monthly basis. 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 B - 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](https://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.

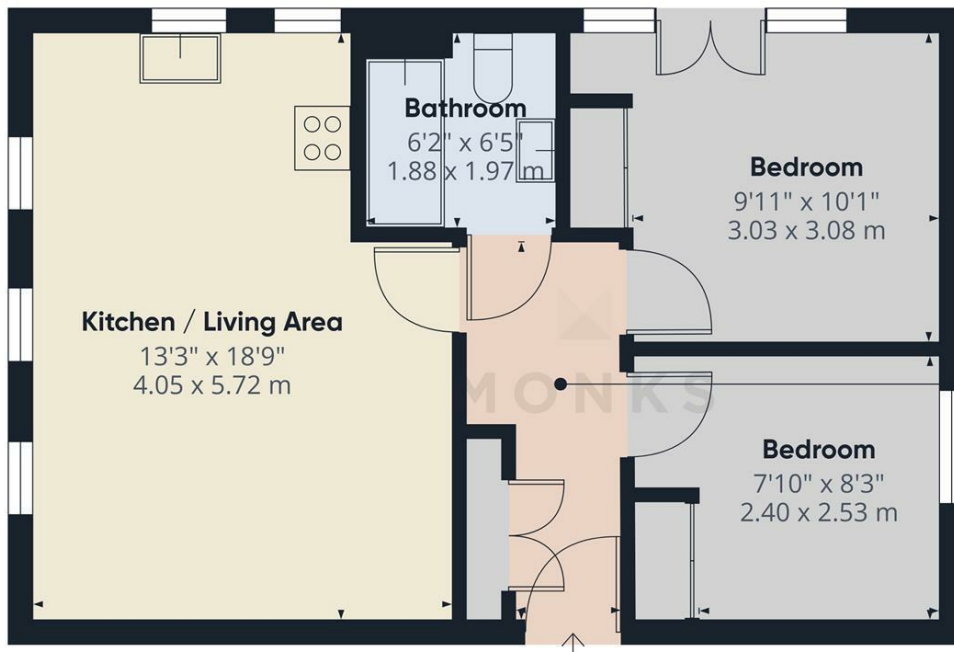
NEED TO CONTACT US

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

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Approximate total area[®]
519 ft²
48.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	

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	

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- 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.
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