



Flat 1, 60, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ

Offers in the Region Of £155,000

This impressive 1 bedroom apartment is located on the ground floor of a handsome Grade II listed building which dates back to c1850. Located within a short walk of the town centre and offering the rare feature of parking, the property also offers: Hall, Spacious Living Room with impressive bay window, Breakfast Room, Kitchen, Bedroom, Bathroom. GCH, Communal gardens to rear. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Period entrance door with glazed half moon fan light above.

Communal Hall

Entrance Hall

Exposed floor boards.

Living Room

A magnificent room with deep walk in bay window and period panelling, exposed floor boards, wooden fire surround with tiled inlay and hearth, book shelving to one alcove, picture rail, cornice, ceiling rose and radiator.

Breakfast Room

Exposed floor boards, radiator, breakfast bar and window to the rear, door to useful understairs storage cupboard.

Kitchen

Archway leads from the Breakfast Room. Fitted with range of units with wood effect laminated work tops, inset sink unit, wall mounted gas central heating boiler, radiator, 3 windows providing excellent natural lighting, stable door to the rear.

Bedroom

Radiator, range of fitted wardrobes, exposed floor boards, picture rail and cornice, wash basin with tiled splash and cupboard beneath.

En-suite Bathroom

Fitted with white 2 piece suite including bath with wall mounted shower unit over, WC, extensive tiling, radiator, double glazed rear window, Expelair extractor.

Outside

The property has the rare benefit of parking, which is accessed over a private driveway. There is a communal garden areas.

Agents' Note

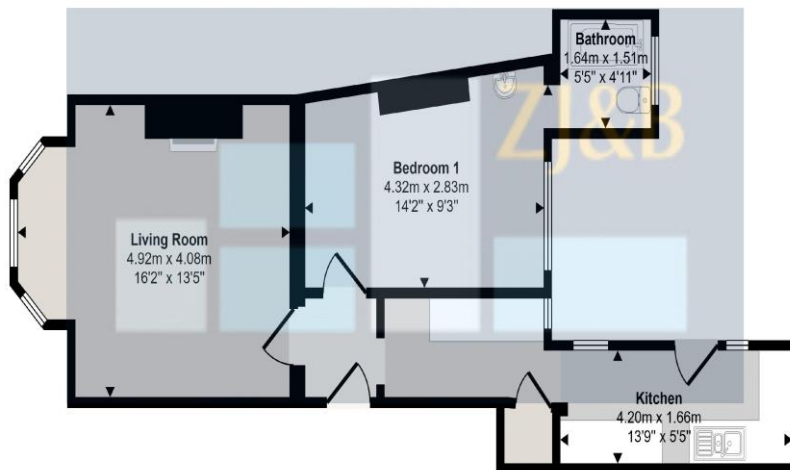
The property is held on a 999-year lease. Along with the other flats, it is part of a limited company which bought the freehold. When the flat sells, the new owner will become a director of the limited company.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold with a share of the Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

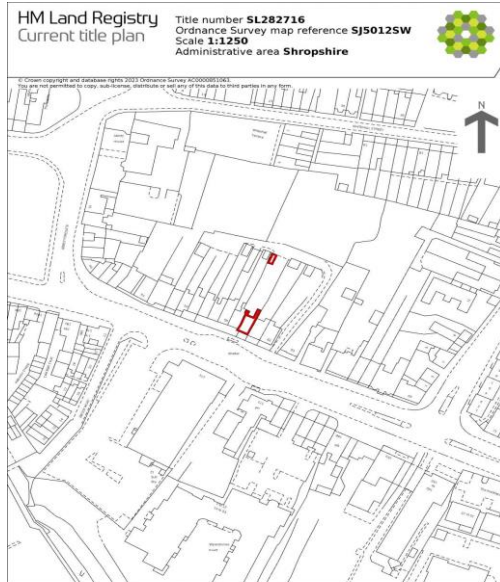
Approx Gross Internal Area
49 sq m / 527 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

Flat 1 69 Abbey Foregate SHREWSBURY SY2 6BQ	Energy rating C	Valid until: 13 April 2036 Certificate number: 3108-4141-8522-8688-3463
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Property type: Mid-floor flat
Total floor area: 66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

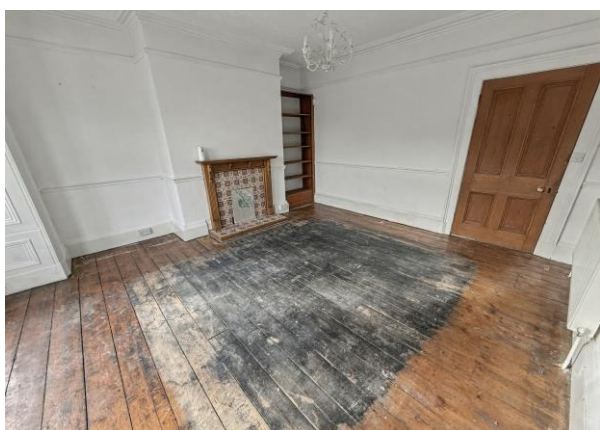


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Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage