

Apartment 2, The Coach House, 128 Abbey Foregate,
Shrewsbury, Shropshire, SY2 6LY

www.hbshrop.co.uk



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Offers In The Region Of £395,000

Viewing: strictly by appointment
through the agent

Located on this small select modern development of just three properties, this is a exceptionally well presented, deceptively spacious, versatile and instantly appealing three bedroom luxury duplex apartment, which benefits from a low maintenance south westly facing wall courtyard and two allocated car parking spaces. The property is situated within this desirable residential location, close to excellent amenities, walking distance to the Reabrook nature reserve, tranquil riverside walks leading to the Quarry Park and Shrewsbury town Centre. Commuters will also be pleased to know that access is readily accessible to the local bypass which then links up to the M54 motorway network. Viewing is essential.

The accommodation briefly comprises of the following: entrance hallway, first floor landing, impressive open plan lounge/diner/kitchen with part vaulted ceiling and a range of built-in appliances, guest bedroom with ensuite shower room, further double bedroom, separate bathroom, second floor landing having a superb large master bedroom with ensuite shower room, part walled enclosed south westly facing low maintenance courtyard, two allocated car parking spaces, gas fired central heating, sealed unit double glazing, Viewing is essential.

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway

Having sealed unit double glazed sash window to side, stairs then rise to:

First floor landing

Having radiator, wall mounted video intercom entrance system and thermostat controlled heating unit.

Door from landing gives access to:

Impressive open plan, modern lounge/diner/kitchen

28'0 x 12'4 excluding recess

The lounge/diner area comprises: oak wooden flooring, up lighters, recessed spotlights to ceiling, sealed unit double glazed sash window and bullseye window with pleasing aspect, fitted book shelves, two radiators. The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated Neff double; oven with five ring Neff gas hob above and Neff cooker canopy, integrated Neff microwave with warming drawer below, integrated Neff dishwasher, Electrolux washer dryer, integrated fridge and freezer, fitted Granite and wood effect worktops, tiled floor, sealed unit double glazed Bullseye window and sealed unit double glazed sash window to front, cupboard housing Worcester gas fired central heating boiler.

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

Bedroom two

12'3 x 10'10

Having sealed unit double glazed sash window with pleasing aspect down Abbey Foregate, radiator, large built-in double wardrobe.

From bedroom two door gives access to:

Ensuite shower room

Having tiled shower cubicle, WC with hidden cistern, wall mounted wash hand basin with mixer tap over, wall mounted shaver point, part tiled to walls, tiled floor, wall mounted extractor fan.

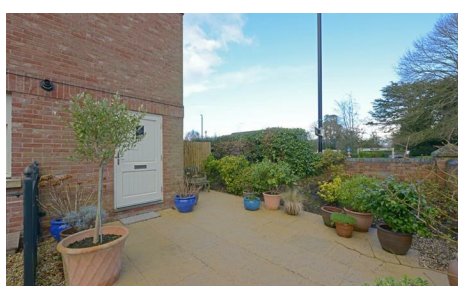
Bedroom three

12'2 x 8'8

Having glazed sash window to front, TV aerial point, radiator, wall light points.

Bathroom

Having a modern three piece suite comprising: Panel bath with shower attachment off mixer tap, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, tiled floor, electric heated chrome style towel rail, shaver point, sealed unit double glazed sash window to rear, wall mounted extractor fan.



Door from landing gives access to

Inner hallway

Having sealed unit double glazed sash window to front with staircase rising to:

Second floor impressive master bedroom

27'1 max reducing down to 19'1 min x 13'1 max redu

Having two double glazed Velux roof windows, recessed spotlights to ceiling, two radiators, fitted double wardrobe with eave storage behind.

Door from master bedroom gives access to:

Ensuite shower room

Having corner tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, tiled floor, heated chrome style towel rail, extractor fan to ceiling, Velux double glazed roof window.

Outside

To the front of the property there is an attractive, contemporary walled courtyard which comprises: Pedestrian wrought iron gate leads to a generous size paved area with inset shrubs and stone sections, further low maintenance enclosed stone section, outside lighting point. This courtyard has a south westerly facing aspect and is enclosed by brick walling and mature hedging.

To the rear of the property there are two allocated car parking spaces.

Services

Mains water, electricity, drainage and gas 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 C

Tenure

We are advised that the property is LEASEHOLD WITH THE SHARE OF THE FREEHOLD

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 180 years

Ground rent - N/A

Service charge-N/A

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.

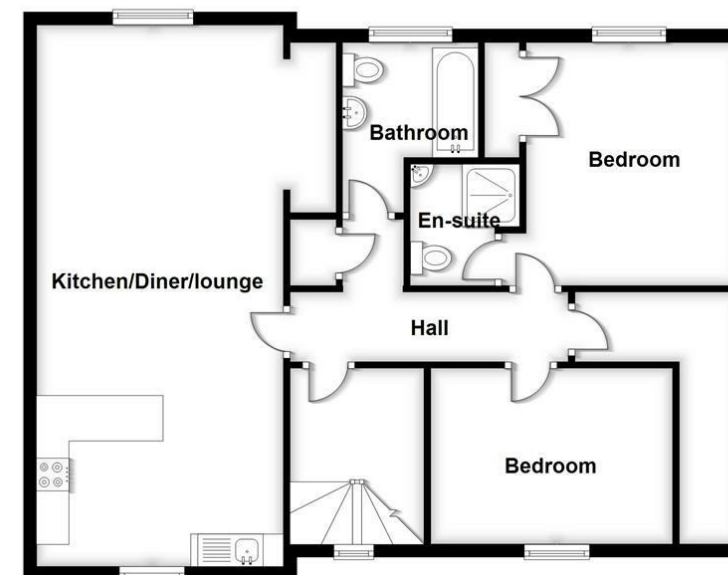
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Floor Plan



Floor Plan

