

Apartment 8 The Monklads, 158 Abbey Foregate,
Shrewsbury, Shropshire, SY2 6AP

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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£225,000

Viewing: strictly by appointment through the agent

Situated within a most attractive Grade II listed period building which was converted by renowned local builders Shropshire Homes, this is a spacious, bright and airy two double bedroom first floor apartment which boasts well proportioned and appealing living accommodation throughout and has the added benefit of being offered For Sale with NO UPWARD CHAIN. The apartment is situated within this desirable and extremely convenient residential location within close proximity to a variety of excellent local amenities and within walking distance of the medieval town centre of Shrewsbury along with tranquil riverside walks leading to the Quarry Park. Viewings come highly recommended by the selling agent.

The accommodation briefly comprises the following: Impressive communal entrance hall with original feature staircase, communal first floor landing, reception hallway, spacious open plan lounge/diner/kitchen, master bedroom with en-suite bathroom, further double bedroom, separate bathroom, TWO allocated car parking spaces, low maintenance part walled communal grounds with communal bin store, secondary double glazing, electric heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance door with intercom system gives access to:

Communal hallway
Staircase then rises to:

First floor landing
Apartment entrance door then gives access to:

Reception hallway
Having wall mounted telephone intercom system, digital control electric heater, loft access, cupboard housing hot water tank.

Door from reception hallway gives access to:

Open plan lounge/diner/kitchen
17'7 x 16'1
The lounge/diner comprises: two secondary glazed sash windows, two digital control electric heaters, TV and telephone points, coving to ceiling. The kitchen area comprises: Modern eye level and base units with built -in cupboards and drawers, integrated fridge freezer, double oven with four ring electric hob and stainless steel cooker canopy over, integrated dishwasher and washing machine, vinyl tiled effect floor covering, secondary double glazed window, fitted worktop with inset stainless steel sink with mixer tap over, decorative coving to ceiling.

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

Bedroom one
13'5 max into recess x 12'0
Having fitted mirror fronted double wardrobe, two secondary glazed sash windows, coal electric fire set to marble hearth with decorative fire surround, picture rail, decorative coving to ceiling.

Door from bedroom one gives access to:

En-suite bathroom
Having a four piece suite comprising: panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to wall, vinyl tiled effect floor covering, secondary double glazed window, wall mounted extractor fan, heated chrome style towel rail.

Bedroom two
12'4 x 10'6
Having two secondary double glazed sash windows, digital control electric heater.

Bathroom
Having a three piece suite comprising: panel bath, wash hand basin set to vanity unit, WC with hidden cistern, wall mounted heated chrome style rail, vinyl tiled effect floor covering, strip light with built-in shaver point, extractor fan to ceiling.

Outside
There are two allocated car parking spaces and communal bin store.

Services
We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BAND B
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.

Tenure
We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 199 years from July 2005.
Ground rent £145.00 per annum.
Ground rent review date and price increase TBC
Service charge £1481.32 per annum plus £522.91 buildings

insurance.
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. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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	

FLOORPLANS

