

Flat 5 The Monklands, 158 Abbey Foregate, Shrewsbury,
Shropshire, SY2 6AP

www.hbshrop.co.uk



Important Notice - please read carefully

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Situated within a most attractive Grade II listed period building, which under went a superb conversion by renowned local builders Shropshire Homes. This is an interesting, well-presented, spacious and improved, one double bedroom duplex apartment, which boasts many pleasing features. The apartment is located within this desirable and convenient residential location, within walking distance of excellent local amenities, the Shrewsbury town centre and the Quarry Park with tranquil riverside walks. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises, the following: Secure communal entrance hallway, attractive bright and airy lounge with high ceilings and large sash windows, inner hallway, modern kitchen / diner, double bedroom with fitted wardrobe, re-fitted bathroom, attractive private southerly-facing low maintenance rear enclosed courtyard. TWO allocated car parking spaces, electric heating. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance door:
Gives access to:

Communal vestibule
Door then gives access to:

Communal entrance hallway
Door from hallway gives access to:

Attractive lounge
15'10 x 14'2
Having period fireplace, two large secondary double glazed sash windows to the rear, wall-mounted electric heater, cornice to ceiling, wall light points, wall-mounted telephone intercom system. From lounge stairs lead down to:

Inner hallway
Having wall mounted electric heater. From inner hallway door gives access to: Modern kitchen / diner, double bedroom and re-fitted bathroom.

Modern kitchen / diner
13'7 x 10'5
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with concealed cooker canopy over (SPACE FOR APPLIANCES), fitted worktops with inset stainless steel sink with mixer tap over, sealed unit double glazed window to rear, wall-mounted electric heater, vinyl floor covering, sealed unit French doors give access to low maintenance rear courtyard.

Double bedroom
11'6 x 9'1
Having sealed unit double glazed window to front, fitted mirror fronted double wardrobe, airing cupboard housing pressurised water system plus additional part shelved storage cupboard to side, wall-mounted electric heater.

Re-fitted bathroom
Having paneled bath with shower over, glazed shower

screen to side, wash hand basin set to vanity unit, WC with hidden system, part tiled to walls, vinyl floor covering, heated chrome style towel rail.

Outside
To the front of the property, within the residents car park, there are TWO allocated car parking spaces. To the rear of the property there is an attractive southerly - facing private enclosed courtyard which comprises: Paved patio areas, stoned sections, inset shrubs, plants and bushes, outside lighting point.

Services
Mains water, electricity, drainage 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 A
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.

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 180 years
Ground rent £100 per annum
Ground rent review date and price increase TBC
Service charge £1,078 per annum (However the vendor informs us if paid in full when due, you will make a saving of 5%)
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.

Please note this information is given for guidance only and should not be relied upon as statements

or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

