HOLLAND BROADBRIDGE

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Flat 9, The Monklands 158 Abbey Foregate, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP

www.hbshrop.co.uk









Offers In The Region Of £240,000

Viewing: strictly by appointment through the agent

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The Property Ombudsman

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Situated within a highly attractive Grade II listed building, which underwent conversion by renowned local builders Shropshire Homes in the 2005, this beautifully presented two double bedroom penthouse apartment offers spacious, bright and airy living accommodation throughout which will appeal to many buyers. The apartment is situated within this highly desirable residential location of Abbey Foregate within striking distance of good local amenities and tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Impressive communal hallway, communal staircase leading to private second floor landing, reception hallway, spacious lounge, modern kitchen/diner with built-in appliances, master bedroom with mirror fronted wardrobe and ensuite shower room, second bedroom with built-in mirror fronted wardrobe, bathroom, two allocated car parking spaces, secondary double glazing, electric heating, sought after residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Impressive communal hallway
Stairs then rise to:

Private second floor landing
Door gives access to:

Reception hallway
Having wall mounted electric heater, loft access, recess storage space.

Door from reception hallway gives access to:

Lounge
16'5 x 14'3
Having attractive fireplace, two secondary double glazed windows with a pleasing aspect towards to the Cedars, wall light point, coving to ceiling, wall mounted electric heater.

Door from reception hallway gives access to:

Kitchen/diner
12'10 x 12'3
Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four electric hob with stainless steel cooker canopy over, integrated fridge, dishwasher, space for further appliances, vinyl floor covering, wall mounted electric heater, two secondary double glazed windows with a pleasing aspect towards the Cedars and beyond.

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

Bedroom one
16'3 x 8'6 excluding walkway recess
Having secondary double glazed window with a pleasing aspect towards the Cedars and beyond, large fitted mirror fronted double wardrobe, wall mounted electric heater.

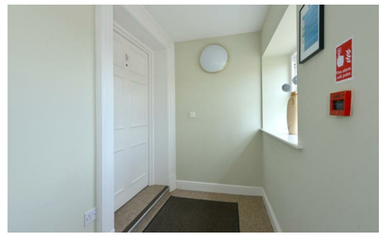
From bedroom one door gives access to:

Ensuite shower room
Having large tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, secondary double glazed window to front, vinyl floor covering, extractor fan to ceiling, strip light with built-in shaver point, wall mounted electric heater..

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Bedroom two
9'7 max into recess reducing down to 7'11 x 9'5
Having secondary double glazed window with a pleasing aspect over Abbey Foregate, large built-in mirror fronted double wardrobe, wall mounted electric heater.

Bathroom
Having a three piece suites comprising: Panel bath with mixer shower over, folding glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, extractor fan to ceiling, secondary double glazed window to front, vinyl wood effect floor covering, wall mounted electric heater.

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

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 C

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 178 years
Ground rent £100.00 per annum until the 1st July 2055 then increases to £200.00 and then the next 50 years increases to £300.00, then the next 50 years to £400.00.
Building insurance cost currently £841.67
Service charge currently £1627.37 per annum.
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).

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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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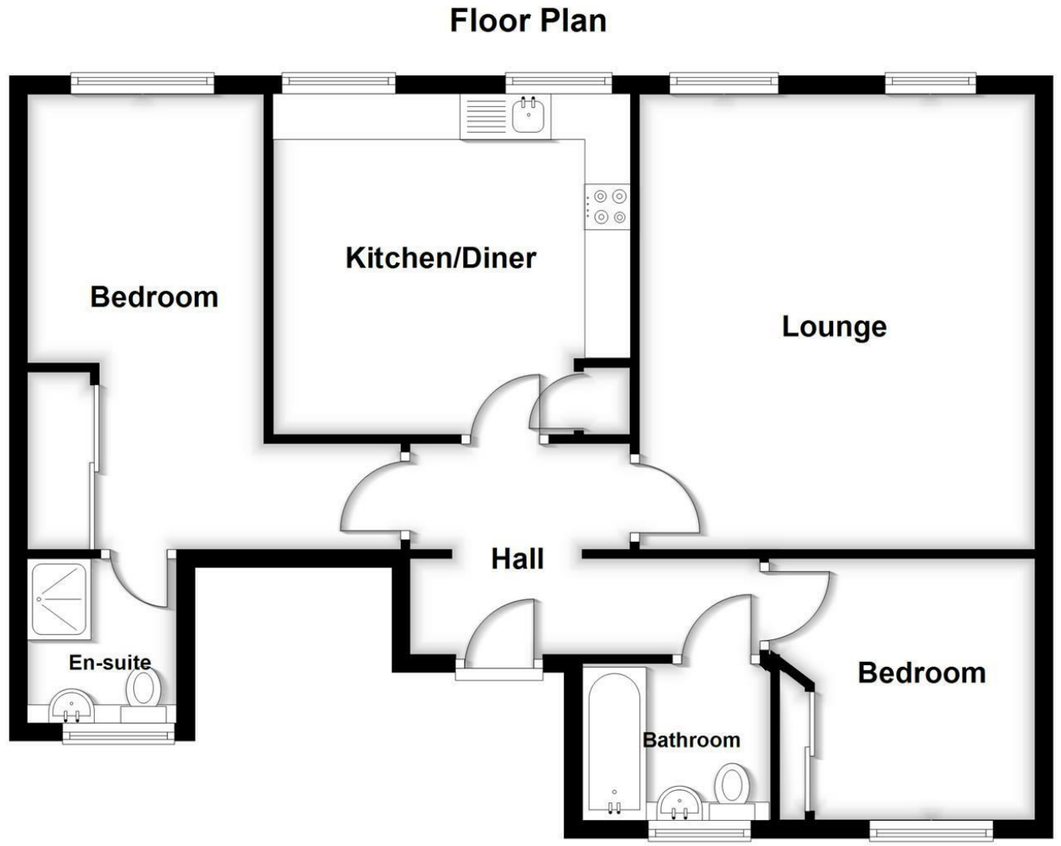
Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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Floor Plan



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