

# 1 St. Georges Court Baschurch Shrewsbury SY4 2FN



**3 Bedroom Flat**  
**Offers In The Region Of £200,000**

## The features

- IMPRESSIVE 3 DOUBLE BEDROOM APARTMENT
- CONTEMPORARY OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- ALLOCATED PARKING FOR TWO CARS, COURTYARD PAVED GARDEN AREA
- VIEWING ESSENTIAL.
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- ATTRACTIVE KITCHEN WITH RANGE OF APPLIANCES AND UTILITY ROOM
- 2 FURTHER DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- ENVIABLE VILLAGE LOCATION
- EPC RATING C



**\*\*\* IMPRESSIVE 3 DOUBLE BEDROOM APARTMENT \*\*\***

A unique opportunity to purchase this deceptively spacious 3 bedroom First Floor Apartment which was converted several years ago and finished to a high standard of specification which truly must be viewed to be fully appreciated.

Occupying an enviable position in the heart of this much sought after North Shropshire village which boasts an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises personal Entrance Hall with stairs to First Floor, lovely open plan Living/ Dining/ Kitchen with the Kitchen area fitted with range of appliances, Utility/ Cloakroom, Principal Bedroom with en suite Shower Room, 2 further double Bedrooms and Bathroom

The property has the benefit of gas central heating, double glazing, allocated parking for two cars and courtyard garden.

Viewing essential. No upward chain.

## Property details

### LOCATION

Occupying an enviable position in the heart of this much sought after North Shropshire village which boasts an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with wooden and glazed door opening to Reception Hall, security entryphone system and stairs leading to the

### LANDING

with useful storage cupboard and off which lead

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

Lounge/Dining area - having window overlooking the front, wooden fire surround with ornamental fire, wall mounted TV point with media storage units beneath, radiator.

Peninsular divide with breakfast bar overhang seating area to the Kitchen which is attractively fitted with range of contemporary units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, plinth lighting and wine cooler. Eye level oven, grill and microwave with storage above and below and range of eye level wall units and space for American style fridge/freezer. Window overlooking the rear, recessed ceiling lights.

### UTILITY/CLOAKROOM

Fitted with range of storage units one of which conceals the washing machine, WC and wash hand basin with wall mirror and additional storage units over, window to the rear, radiator.

### PRINCIPAL BEDROOM

A generous double room with window overlooking the rear, excellent range of fitted bedroom furniture, radiator.

### EN SUITE SHOWER ROOM

With suite comprising shower cubicle with body jet shower unit, wash hand basin set into vanity with storage beneath, WC. Heated towel rail

### BEDROOM 2

Another generous sized double room with window to the front, range of fitted bedroom furniture, radiator.

### BEDROOM 3

Again a double room with window overlooking the rear, range of fitted wardrobes.

### BATHROOM

with suite comprising large walk in shower cubicle with direct mixer unit, panelled bath, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable courtyard location approached over driveway with allocated parking for two cars. Personal courtyard garden area which is paved.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 999 year lease, with 992 remaining. The annual Ground Rent and Service Charges will be confirmed during pre-contract enquiries

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

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.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

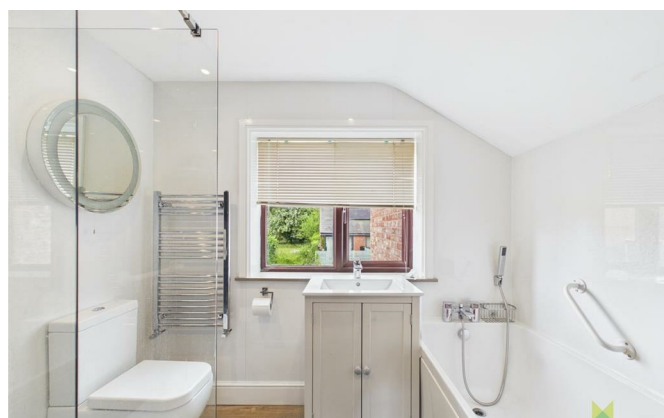
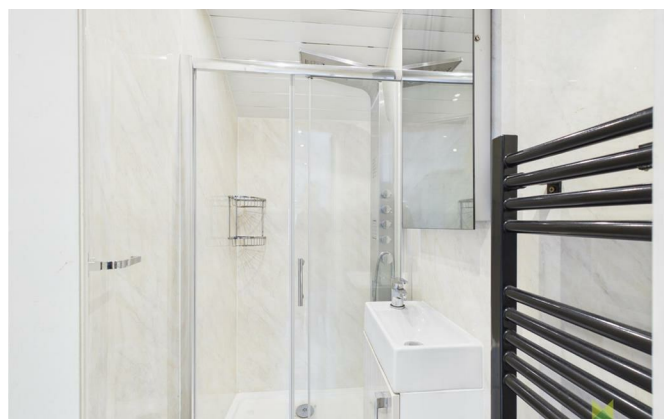
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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3 Bedroom Flat

Offers In The Region Of £200,000





Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
961 ft<sup>2</sup>  
89.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01939 234368

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

|                                             | Current                 | Potential                                                                             |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) A                                 |                         |                                                                                       |
| (81-91) B                                   |                         |                                                                                       |
| (69-80) C                                   |                         |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (39-54) E                                   |                         |                                                                                       |
| (21-38) F                                   |                         |                                                                                       |
| (1-20) G                                    |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) A                                                     |                         |                                                                                       |
| (81-91) B                                                       |                         |                                                                                       |
| (69-80) C                                                       |                         |                                                                                       |
| (55-68) D                                                       |                         |                                                                                       |
| (39-54) E                                                       |                         |                                                                                       |
| (21-38) F                                                       |                         |                                                                                       |
| (1-20) G                                                        |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

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