

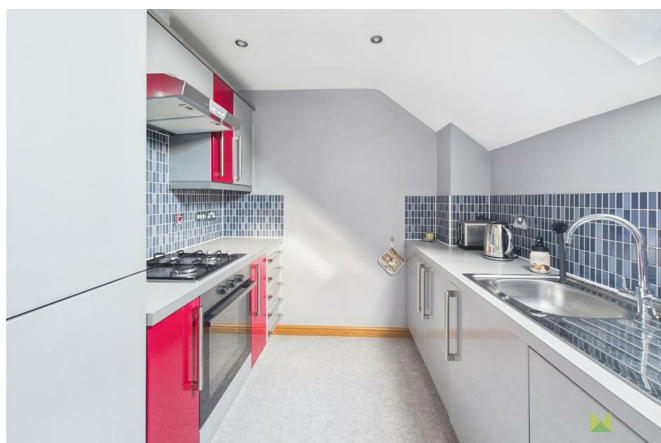
# 16B Chester Street Shrewsbury SY1 1NX



**2 Bedroom Apartment**  
**Offers In The Region Of £225,000**

## The features

- IMPRESSIVE 2 BEDROOM APARTMENT
- RIVERSIDE LOCATION WITH LOVELY ASPECT
- GOOD SIZED LOUNGE/DINING ROOM WITH BALCONY AND RIVER VIEWS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION IN THE TOWN CENTRE
- SECURE COMMUNAL ENTRANCE AND PARKING SPACE
- ATTRACTIVELY FITTED KITCHEN WITH APPLIANCES
- FURTHER DOUBLE BEDROOM AND BATHROOM
- EPC RATING C



**\*\*\* APARTMENT WITH BALCONY AND RIVERSIDE VIEWS \*\*\***

An excellent opportunity to purchase this immaculately presented, 2 bedroom Apartment within this secure, gated courtyard development with lovely communal garden and riverside views. The perfect home for Town workers, investors or those looking for a lock up and go.

Located right on the edge of the Town, a stones throw from the Railway Station and a short stroll from all the Towns amenities, cafe culture and riverside walks to the famous Shrewsbury Quarry.

The accommodation briefly comprises Secure communal Entrance Hall, personal Reception Hall, Lounge/Dining Room with Balcony and aspect along the River Severn, Kitchen with range of appliances, Principal Bedroom with re-fitted en suite, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, allocated parking, communal gardens and riverside views.

Viewing highly recommended.

## Property details

### LOCATION

Located right on the edge of the Town, a stones throw from the Railway Station and a short stroll from all the Towns amenities, cafe culture and riverside walks to the famous Shrewsbury Quarry.

### SECURE COMMUNAL ENTRANCE

with security entryphone system and staircase access to the Second Floor.

### PERSONAL ENTRANCE HALL

with useful storage cupboard, polished wooden floor covering, radiator.

### LOUNGE/DINING ROOM

A lovely room have double opening French doors leading onto Balcony area with wonderful aspect over the gardens, River Severn and playing fields beyond. Media point, radiator.

### KITCHEN

Attractively fitted with range of contemporary contrasting units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated washing machine and fridge freezer with matching fascia panels, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled splashbacks and range of eye level wall units, window to the side.

### PRINCIPAL BEDROOM

a generous double room with window to the front, excellent fitted wardrobes, radiator.

### EN SUITE SHOWER ROOM

recently re-fitted with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and concealed WC. Complementary tiled surrounds, radiator.

### BEDROOM 2

Another double room with window to the rear with aspect over the gardens and River Severn, built in double wardrobe, radiator.

### BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The property is approached through remote operated gates providing security and exclusivity for residents only where there is an allocated parking space for 16B directly adjacent to the communal entrance door.

The Gardens are a particular feature of the property, being well maintained, laid mainly to lawn which is bordered by the River Severn and from where there is a lovely aspect along the River.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 150 year lease, with 128 remaining. Share of Freehold and the annual service charge is £1,162.00. We would recommend this is verified 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 C - 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](https://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

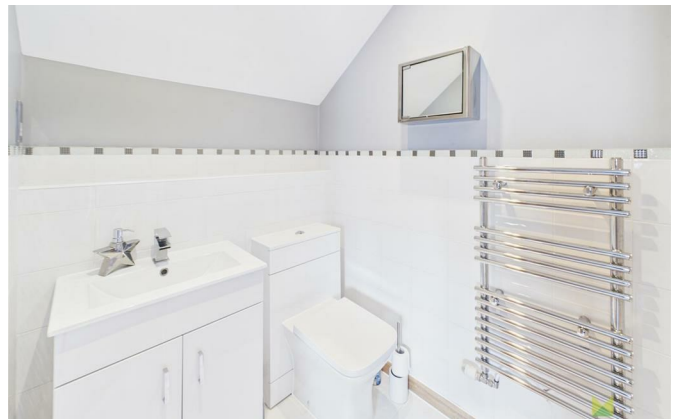
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

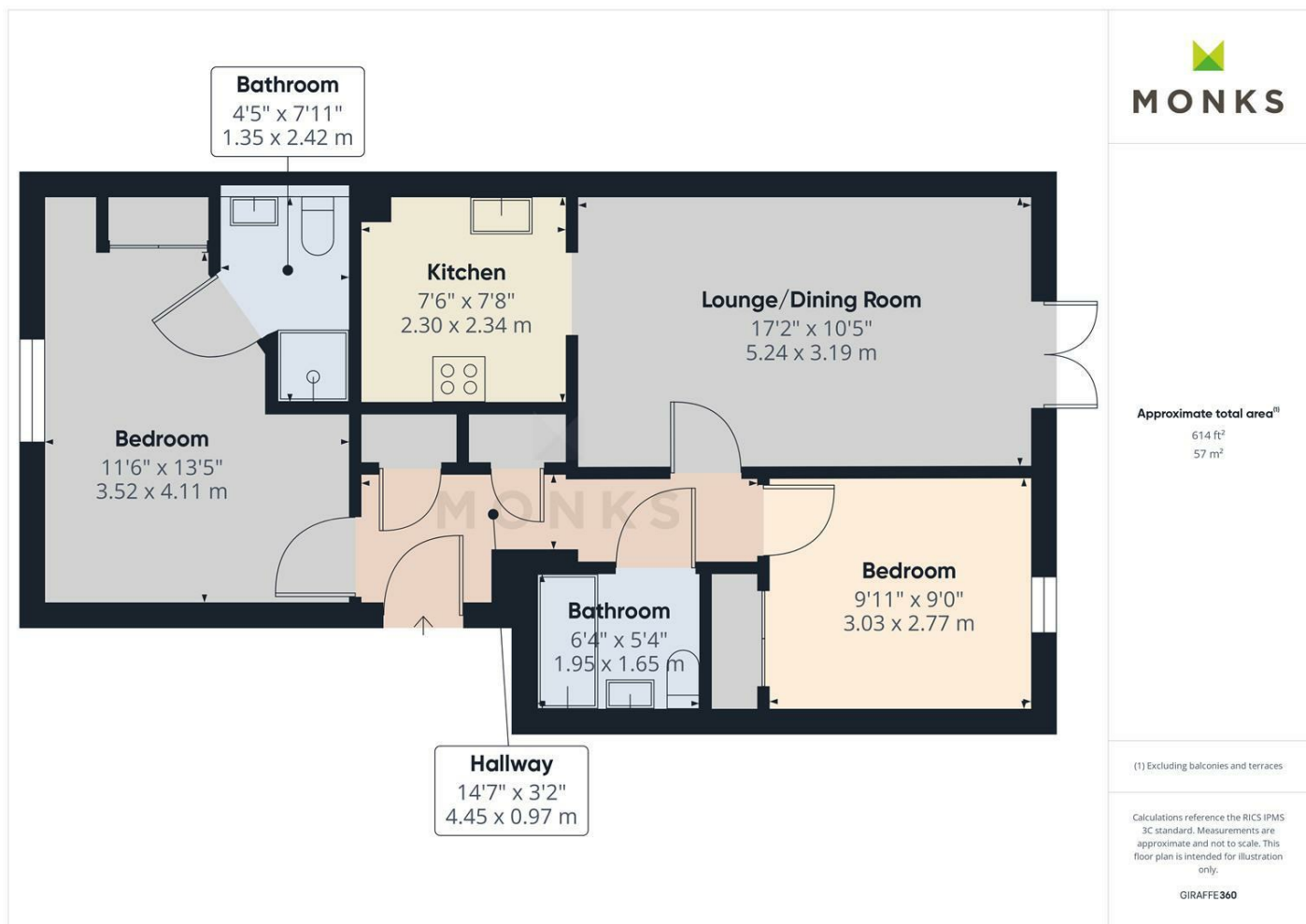
#### NEED TO CONTACT US

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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2 Bedroom Apartment  
Offers In The Region Of £225,000





## Judy Bourne

Director at Monks

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## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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