

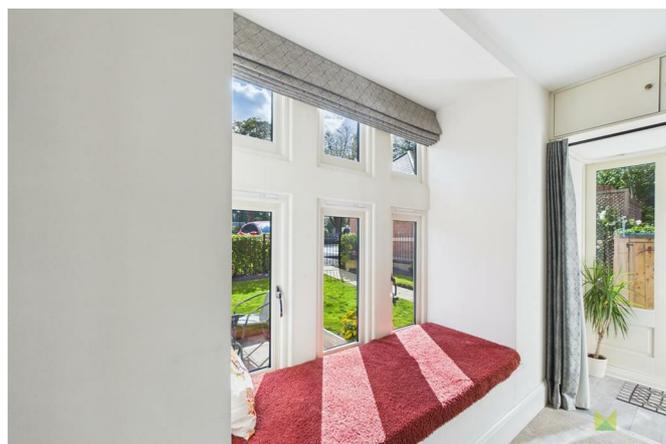
# 37 The Furlongs Bicton Heath Shrewsbury SY3 5FU



1 Bedroom Apartment  
Offers In The Region Of £190,000

## The features

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- PERSONAL WRAP AROUND GARDEN
- DOUBLE BEDROOM AND NEWLY FITTED SHOWER ROOM
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION WITHIN THIS SOUGHT AFTER DEVELOPMENT
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- PERFECT FOR FIRST TIME BUYER OR DOWNSIZER
- EPC RATING D



### \*\*\* FABULOUS GROUND FLOOR APARTMENT WITH PERSONAL GARDEN \*\*\*

A unique opportunity to purchase this impressive Ground Floor Apartment set within its own personal garden being ideal for first time buyer, investor or those looking to downsize and offered for sale with no upward chain.

Forming part of this iconic conversion carried out in 2016 by reputable local developers Shropshire Homes on the edge of the Town Centre.

The accommodation briefly comprises Personal Entrance, lovely open plan Living/Dining/Kitchen, Double Bedroom and Shower Room. Delightful garden with large paved sun terrace.

Ideally placed for all amenities, viewing is essential to fully appreciate this lovely home.

## Property details

### LOCATION

Set within the stunning conversion of the former hospital, this impressive Ground Floor Apartment offers a unique opportunity for buyers looking for Apartment living with its own personal Garden. Ideal for those looking to retire and downsize, a great lock up and go, an investment property or an ideal first time buyer home.

The property occupies an enviable position on the edge of this sought after development on the Western edge of the Town Centre which provides ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, shops, restaurants and takeaways, doctors, churches, schools and recreational facilities. Ideally placed and a short stroll from the Royal Shrewsbury Hospital.

### OPEN PLAN LIVING/DINING/KITCHEN

A lovely light room with the Lounge area featuring windows to two elevations with the one to the front having a fitted window seat which provides a lovely outlook over the garden. Media point and useful storage cupboard. The Kitchen/Dining area is attractively fitted with modern range of cream high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer, inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units with concealed lighting beneath, window with deep sill overlooking the garden, wooden effect floor covering and ample space for dining table.

### INNER HALL

with door to the communal entrance and off which lead.

### BEDROOM

with window to the side. Fitted floor to ceiling double wardrobe with mirror fronted sliding doors, media point.

### SHOWER ROOM

Recently refitted with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property has the benefit of its own personal garden, which wraps itself around the apartment being laid to lawn with established borders and paved sun terrace, ideal for those who love to dine alfresco.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, subject to a 199 year, to which there are 190 years remaining. The annual Ground Rent payable as at 2022 is £169.46 and the Service Charge £1445.00 for 2025. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, drainage and electricity 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 'My Simple Mortgage' 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

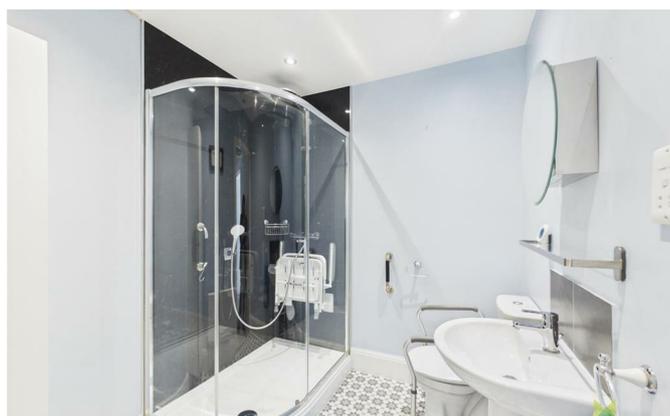
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

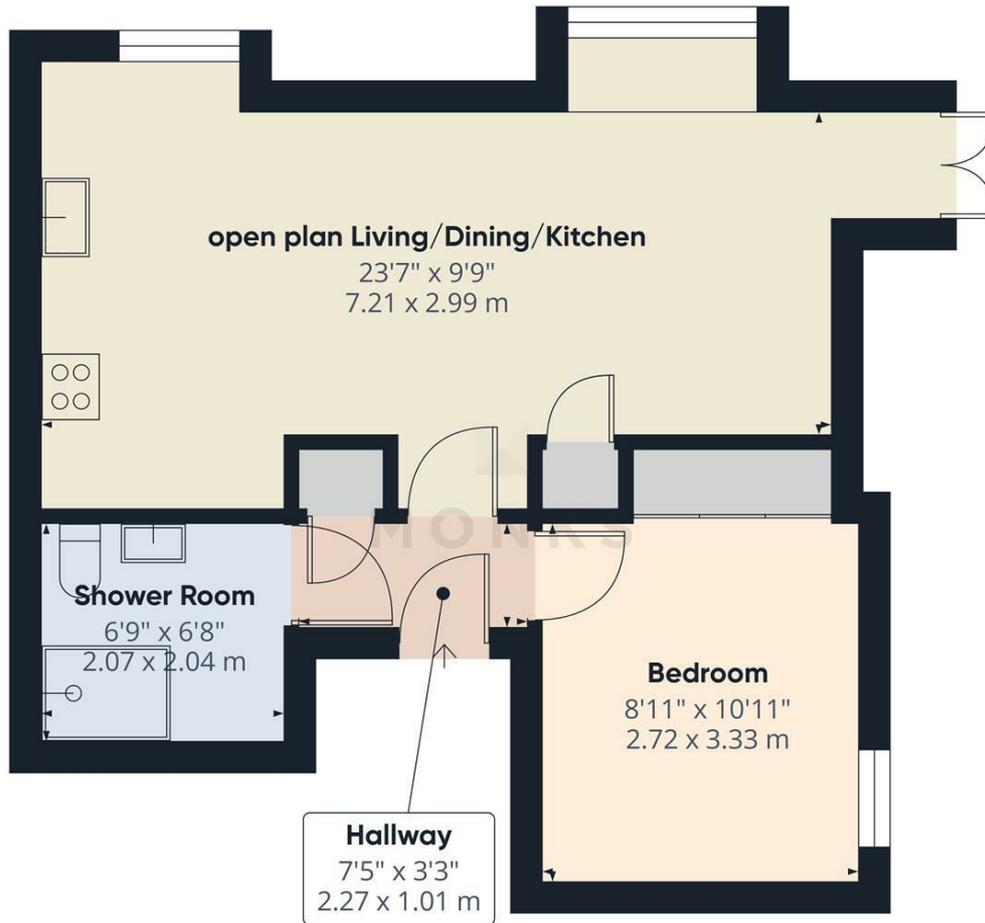
#### NEED TO CONTACT US

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 hom

## 37 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FU.

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Approximate total area<sup>m</sup>  
486 ft<sup>2</sup>  
45.2 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



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## Get in touch

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## 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		
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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