

# Town House 2 Lord Hill Gardens Shrewsbury SY2 6AX



**3 Bedroom House - Townhouse**  
Asking Price £895,000

## The features

- EARLY ENQUIRIES HIGHLY RECOMMENDED
- THE MOST IMPRESSIVE TOWN HOUSE
- COMPLEMENTED BY CONTEMPORARY LIVING
- UNIQUE AND INDIVIDUAL ACCOMMODATION
- PERSONAL PARKING
- STUNNING CONVERSION OF GRADE II BUILDING
- BEAUTIFUL FEATURES RESTORED AND ENHANCED
- HIGH ENERGY INSULATION, UNDER FLOOR HEATING
- CHARMING GARDENS
- CONTACT JUDY@MONKS.CO.UK



Monks are delighted to bring to market on behalf of SY Homes – the transformation of this iconic landmark grade II Listed building of the original Lord Hill Hotel which will provide 3 stunning Town Houses each with their own beautiful landscaped Gardens and private parking.

Each home will be sympathetically restored, combining heritage and contemporary living in one, offering unique and individual accommodation which will be finished to an exceptional standard of finish which is now SY Homes feature trademark.

**Town House 2** – The centre piece of the conversion – this stunning double fronted home features the most impressive, elegant living space, oozing with natural light from many full height sash windows and a feature balcony off the Principal Bedroom suite.

FOR FURTHER DETAILS PLEASE CONTACT [Judy@monks.co.uk](mailto:Judy@monks.co.uk) 07890 573553.

## Property details

### DESCRIPTION

Purchasing at this early stage will allow our buyers to work with the developer on personalising their own interior.

To compliment the Town Houses will be a sympathetic scheme of Apartments, Duplex Homes and Penthouses which will enhance the development and further details of these will be available early 2022. This new luxury development is an optimum of restoration and modern day living in one. With today's lifestyle in mind each resident of Lord Hill Gardens will be able to enjoy exclusive access to an onsite private gym (TechnoGym installed and operated) fibre to the premises (FTTP) and interiors inspired by 21st century craftsmanship, these stunning townhouses and apartments really are dream homes.

For further details and to register your early interest please contact [judy@monks.co.uk](mailto:judy@monks.co.uk) 07890 573553

### LOCATION

Set in one of the most sought after Conservation Area's adjoining the Reabrook, with an excellent range of amenities on hand including vibrant eateries, the Town Centre, riverside and Railways Station being a short stroll away. Abbey Foregate combines heritage and contemporary living which compliments the choices of today's modern lifestyle.

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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.

#### TENURE

We are advised the Town Houses are Freehold and would recommend this is verified during pre-contract enquiries.

#### IMPRESSIVE ENTRANCE HALL

15'10" x 10'8" (4.85 x 3.27)

This will provide the most beautiful Reception area with double opening doors, feature moulded cornicing and original staircase.

#### CLOAKROOM

8'3" x 3'3" (2.52 x 1.00)

with contemporary suite with complementary tiling from the stunning Porcelenos range.

#### ELEGANT LOUNGE

15'10" x 10'8" (4.85 x 3.27)

A beautiful through room oozing with natural light from fabulous large sash windows providing delightful outlooks over the gardens. Impressive high ceilings, feature ornate cornicing and fire place.

#### STUNNING OPEN PLAN LIVING/DINING/KITCHEN

18'0" x 16'4" (5.49 x 5.00)

This will be a show stopper of a room, offering charm and elegance with the most fabulous arched bow to the rear of the Dining area with three sets of double opening French doors leading onto the rear gardens and sun terraces, perfect for outdoor entertaining and alfresco dining. The Kitchen will be fitted to an exceptionally high standard of specification with fully integrated appliances. Full height ceilings.

#### FIRST FLOOR LANDING

From the Entrance Hall the original, renovated staircase leads to the First Floor Galleried style Landing with sash style window to the front and off which lead

#### PRINCIPAL BEDROOM

19'9" x 18'0" (6.04 x 5.50)

A most impressive Principal suite with feature bow windows with French door leading onto Balcony, perfect for that evening G&T watching the sun set over Shropshire Hills. The bedroom will be fitted with a range of furniture, media points radiator.

#### EN SUITE SHOWER ROOM

9'6" x 5'2" (2.9 x 1.59)

Which will be beautifully fitted with suite comprising luxury suite and complementary tiling from the Porcelenos range.

#### GUEST BEDROOM

15'9" x 8'11" (4.81 x 2.72)

With windows overlooking the rear. Media point, radiator.

#### EN SUITE SHOWER ROOM

11'1" x 4'5" (3.40 x 1.35)

Which will be beautifully fitted with suite comprising luxury suite and complementary tiling from the Porcelenos range.

#### BEDROOM 3

15'10" x 13'1" (4.83 x 4.01)

With two windows to the rear, media point, radiator.

#### BATHROOM

14'7" x 4'3" (4.47 x 1.30)

Again this will be a stunning room with contemporary suite and complementary tiling.

#### PLANT ROOM

5'6" x 4'3" (1.70 x 1.30)

#### OUTSIDE

The property is set back from Abbey Foregate screened by brick walling and wrought iron fencing, traditional of other homes within the immediate location. The most charming courtyard garden will be to the front of the property which will be attractively landscaped and enclosed. The Rear Garden will be landscaped with lawns, sun terraces and planting and enclosed with brick walling with gate giving access to the allocated parking.

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## Judy Bourne

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judy@monks.co.uk

## Get in touch

**Call.** 01743 361422  
**Email.** sales.shrewsbury@monks.co.uk  
**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

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Shropshire, SY1 1HL

## 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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