

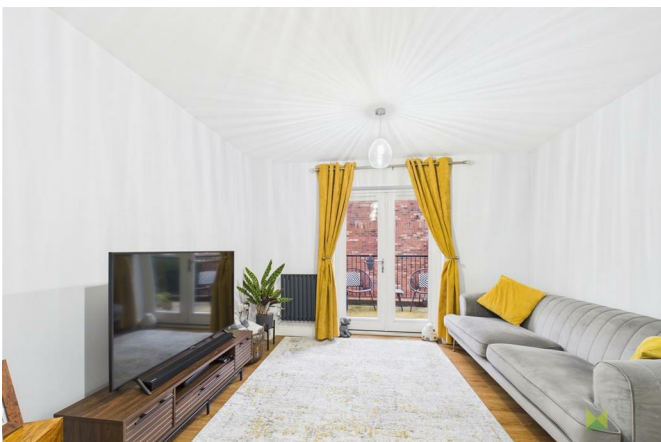
# 7 St. Julians Mews Williams Way Shrewsbury SY1 1AD



2 Bedroom Flat  
Offers In The Region Of £205,000

## The features

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- SECURE ENTRYPHONE SYSTEM
- KITCHEN/BREAKFAST ROOM WITH OVEN AND HOB
- FURTHER DOUBLE BEDROOM AND BATHROOM
- VIEWING ESSENTIAL
- PERSONAL RAISED SUN TERRACE WITH BALUSTRADING
- RECEPTION HALL, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ALLOCATED PARKING
- EPC RATING C



[www.monks.co.uk](http://www.monks.co.uk)

\*\*\* IMPRESSIVE 2 BEDROOM GROUND FLOOR APARTMENT \*\*\*

An excellent opportunity to purchase this immaculately presented and improved 2 bedroom Apartment located on the ground floor with the benefit of a raised personal sun terrace and allocated parking. A perfect purchase for first time buyer or those looking for a lock up and go.

Occupying an enviable position on the edge of the Town Centre being a short riverside stroll from the famous Shrewsbury Quarry and Wyle Cop with access to the amenities of the Town along with the vibrant Coleham community. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall with security entryphone, good sized Lounge with doors leading to raised Sun Terrace, Kitchen/Breakfast Room, Principal Bedroom with en suite and further double Bedroom and Bathroom.

The property has the benefit of central heating, allocated parking.

Viewing essential.

Property details

LOCATION

Occupying an enviable position on the edge of the Town Centre being a short riverside stroll from the famous Shrewsbury Quarry and Wyle Cop with access to the amenities of the Town along with the vibrant Coleham community. For commuters there is ease of access to the A5/M54 motorway network.

PERSONAL RECEPTION HALL

with secure entryphone system, wooden effect floor covering, useful storage cupboard and contemporary radiator.

LOUNGE

A lovely light room having double opening French doors leading out onto the raised paved sun terrace. Media point, continuation of wooden effect floor covering, contemporary radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of white fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds, matching eye level wall units and space for breakfast table. Two windows overlooking the courtyard, contemporary radiator.

PRINCIPAL BEDROOM

A generous double room with window to the side overlooking the front, ample space for wardrobes, continuation of wooden effect flooring, contemporary radiator.

EN SUITE

with suite comprising tiled shower cubicle with direct mixer unit and drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

Another generous sized room with window overlooking the front, wooden effect floor covering, contemporary radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable position on the Ground Floor approached over steps to the

communal Entrance door. There is a lovely paved sun terrace with wrought iron balustarding.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 150 year lease, with 107 remaining. The annual ground rent is £200 and the annual service charge is £2,683. 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 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



7 St. Julians Mews Williams Way, Shrewsbury, SY1 1AD.

2 Bedroom Flat  
Offers In The Region Of £205,000



