

# 1 Albury Place St. Michaels Street Shrewsbury SY1 2ET



2 Bedroom Flat  
£120,000

## The features

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- PERSONAL ALLOCATED PARKING SPACE
- 2 GENEROUS DOUBLE BEDROOMS AND SHOWER ROOM
- IDEAL FOR FIRST TIME BUYER
- EPC RATING B
- PART OF THE DISCOUNTED SALE SCHEME
- RECEPTION HALL, OPEN PLAN LIVING/DINING/KITCHEN
- ENVIABLE LOCATION CLOSE TO THE TOWN AND RAILWAY STATION
- VIEWING HIGHLY RECOMMENDED



### \*\*\* PERFECT FOR FIRST TIME BUYERS \*\*\*

What an excellent opportunity - offered for sale under Shropshire Council's discounted sale scheme, this impressive 2 bedroom ground floor Apartment, is being sold at 60% of full market value. Being one of just 4 on the front of this popular development, recently constructed by reputable developer SY Homes.

Unlike the Government's affordable scheme the purchaser will own 100% the property and when the time comes will sell on again at 60% of the full value. There is no rent to pay in addition.

Occupying an enviable position on the edge of the Town being a short stroll from the Railway Station which has links to London and for the amenities of the Town Centre, famous Shrewsbury Quarry and riverside walks along the River Severn.

The accommodation briefly comprises personal Reception Hall, lovely open plan Living/Dining/Kitchen with range of appliances, 2 double Bedrooms and Shower Room.

The property has the benefit of high energy insulation, triple glazing, gas central heating and allocated parking space.

Viewing essential.

## Property details

### LOCATION

Located a short stroll from the Railway Station and the amenities of the Town Centre including major High Street stores, Banks, Supermarkets, vibrant Cafe and Restaurant culture, cinema's and recreational facilities. There are lovely walks nearby along the River Severn to the famous Shrewsbury Quarry. For commuters there is ease of access to the A5/M54 motorway network.

### OPEN PLAN LIVING/DINING/KITCHEN

Covered entrance with composite door opening to the lovely light open plan Living/Dining/Kitchen. The Lounge area has windows to two elevations, media point. Peninsular divide with breakfast bar seating area to the Kitchen which is fitted with white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated fridge/freezer with matching facia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and eye level wall units with concealed lighting. LVT flooring throughout.

### INNER HALL

Door to the inner hall with continuation of LVT flooring and off which lead

### BEDROOM 1

Another lovely light room having window to the side and full height window to the front, media point, radiator.

### BEDROOM 2

Another double room having two windows to the front, radiator.

### SHOWER ROOM

A well appointed room with suite comprising shower cubicle with direct mixer shower with drench head, wash hand basin set into vanity with storage beneath and wall hung WC. Complementary fully tiled walls and floor, heated towel rail/radiator.

### OUTSIDE

The property occupies an enviable position at the front of this select development and is approached over pathway with gravelled forecourt area with shrub beds and hedging. To the Front is an enclosed gravelled courtyard style garden with planters and enclosed with brick walling.

There is an allocated parking space with the Apartment.

## GENERAL INFORMATION

### TENURE

We are advised the property is Leasehold and subject to a Service Charge of £1,500 pa and annual Ground Rent of £96 pa. 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](http://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

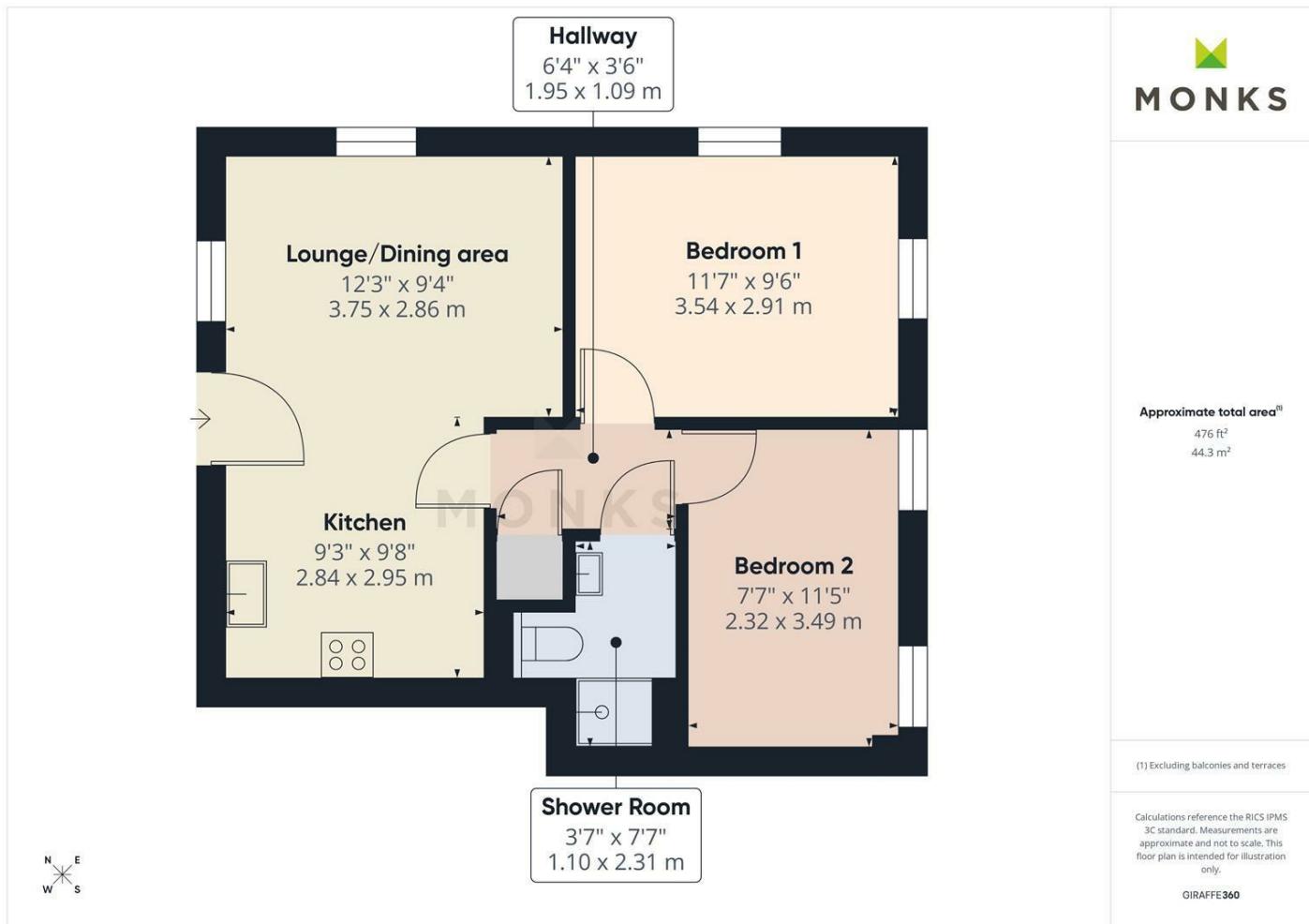
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

# 1 Albury Place, St. Michaels Street, Shrewsbury, SY1 2ET.

2 Bedroom Flat

£120,000





## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. [www.monks.co.uk](http://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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.