

86 The Old Meadow Abbey Foregate Shrewsbury SY2 6GA



2 Bedroom Apartment
25% Shared Ownership £48,750

The features

- SHARED OWNERSHIP OPPORTUNITY
- SECURE ENTRY PHONE SYSTEM AND GAS CENTRAL HEATING
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED PARKING
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN CENTRE
- PERFECT FOR FIRST TIME BUYER OR THOSE LOOKING TO DOWN SIZE
- TWO GENEROUS BEDROOMS AND WELL APPOINTED BATHROOM
- DELIGHTFUL COMMUNAL GARDENS WITH RIVERSIDE VIEWS
- EPC RATING C



*** PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY ***

This spacious 2 bedroom Ground Floor Apartment is set in this much sought after location. High Energy Insulation, Gas Central Heating and Double glazing with secure communal Entrance Hall, personal Reception Hall, open plan Living/ Dining/ Kitchen with range of integrated appliances, 2 Bedrooms and Bathroom with shower. Communal Gardens and personal allocated parking.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share. We have been advised there is a monthly rental of £440.29 and that the properties are leasehold with a monthly service charge of £73.36 plus £25.00 Ground Rent. We are advised that the property is available to staircase out to 100% over time and we would recommend this is verified during pre- contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

Property details

LOCATION

The property occupies an enviable location right on the edge of the Town Centre being a stones throw from all amenities and ease of access to the A5/M54 motorway network. Adjacent to the River Severn there are lovely riverside walks through to the famous Quarry Park.

COMMUNAL ENTRANCE

Security entry phone system to spacious communal entrance with tiled flooring and rear access door leading direct to the car parking area.

PERSONAL RECEPTION HALL

With useful storage cupboard and radiator.

OPEN PLAN LIVING/DINING/KITCHEN

A well lit room with two sash style windows to the front. The Living/Dining Area is carpeted, media point, radiator. The Kitchen is attractively fitted with range of cream fronted units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob unit with double oven and grill beneath and extractor hood over, integrated dishwasher and fridge/freezer with matching fascia panels, space for washing machine. Matching range of eye level wall units.

BEDROOM 1

With window to the rear, range of fitted wardrobes, radiator.

BEDROOM 2

with window to the rear, attractive wood panelling, double wardrobe, radiator.

BATHROOM

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

OUTSIDE

There is an allocated parking space. Communal Gardens which include a lovely aspect over the River Severn and Town beyond.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with a 155 year lease, 143 years remaining and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £458.34 and that the properties are leasehold with a

monthly service charge of £75.67 plus £25.00 Ground Rent. We are advised that the property is available to staircase out to 100% over time and we would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, gas, electricity and drainage 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.

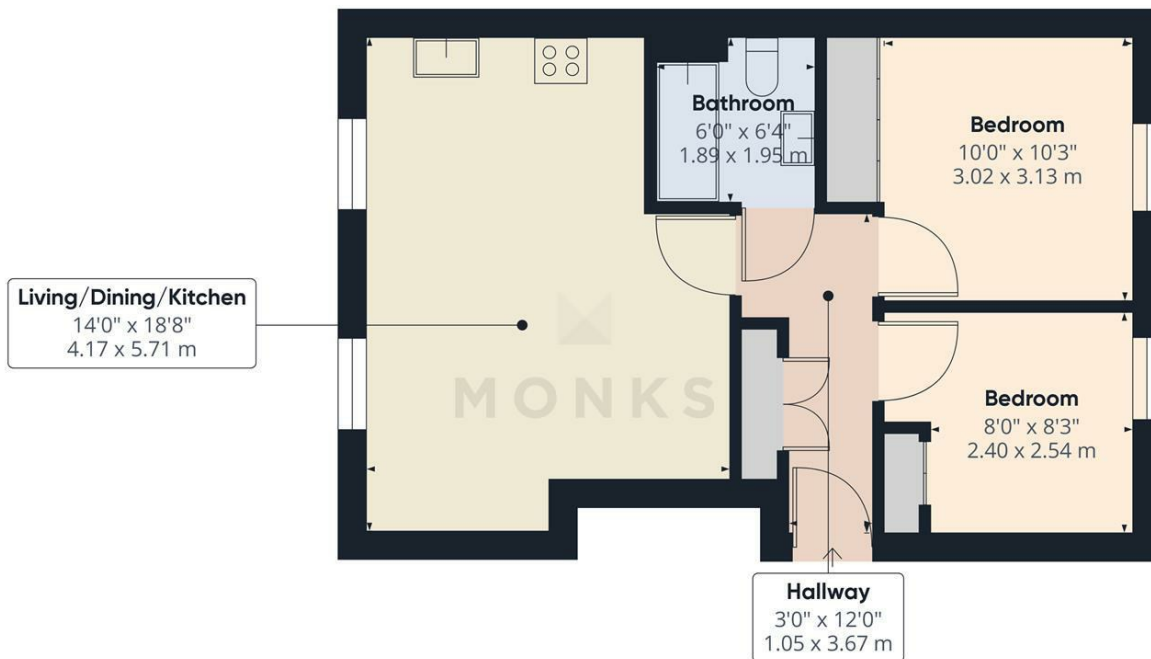
NEED TO CONTACT US

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.

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Approximate total area¹⁾
518.17 ft²
48.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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- 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.