

17 Battlefield Court Shrewsbury SY1 4AR



2 Bedroom Apartment
Offers In The Region Of £159,950

The features

- EXCELLENT 2 DOUBLE BEDROOM APARTMENT
- GOOD SIZED LOUNGE/DINING ROOM WITH VIEWS
- PRINCIPAL BEDROOM WITH EN SUITE
- ALLOCATED PARKING AND COMMUNAL GARDEN AREA
- VIEWING RECOMMENDED
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- ATTRACTIVELY FITTED KITCHEN WITH OVEN AND HOB
- FURTHER DOUBLE BEDROOM AND BATHROOM
- EDGE OF TOWN LOCATION - IDEAL FOR FIRST TIME BUYER
- EPC Rating C



***** GENEROUS APARTMENT FOR SALE WITH NO UPWARD CHAIN *****

An excellent opportunity to purchase this 2 double bedroom Apartment which occupies an enviable position on the top floor of this popular development with open views across to the Town - ideal for First Time Buyer and offered for sale with no upward chain.

Occupying an enviable position on the edge of the Town perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and recreational facilities.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, good sized Lounge/Dining Room with aspect back across to the Town, Kitchen with oven and hob, Principal Bedroom with en suite, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, allocated parking and visitor parking along with communal garden areas.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and bus service to the Town Centre.

LOUNGE/DINING ROOM

A lovely light room with window to the side and further window to the front with aspect over the Town and Shropshire Hills beyond. Wall mounted electric fire, TV and telephone points, radiator.

KITCHEN

fitted with modern range of units incorporating single drainer one and half bowl sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having built in oven and hob with extractor hood over. Tiled surrounds and matching range of eye level wall units.

PRINCIPAL BEDROOM

with window to the front again with pleasant aspect with outlooks over the Town and Shropshire Hills beyond. Radiator.

EN SUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and low flush WC suite. Complimentary tiled surrounds, radiator.

BEDROOM 2

again with window to the front with pleasant aspect with outlooks over the Town and Shropshire Hills beyond. Radiator.

BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and low flush WC suite. Complimentary tiled surrounds, radiator, window to the side.

OUTSIDE

Allocated parking space and communal garden areas.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, subject to a remaining lease of 103 and ground rent £100.00 per annum and service charge £104.00 per month 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

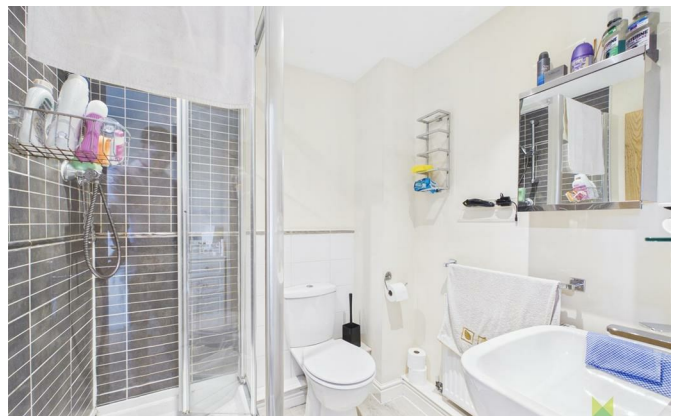
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

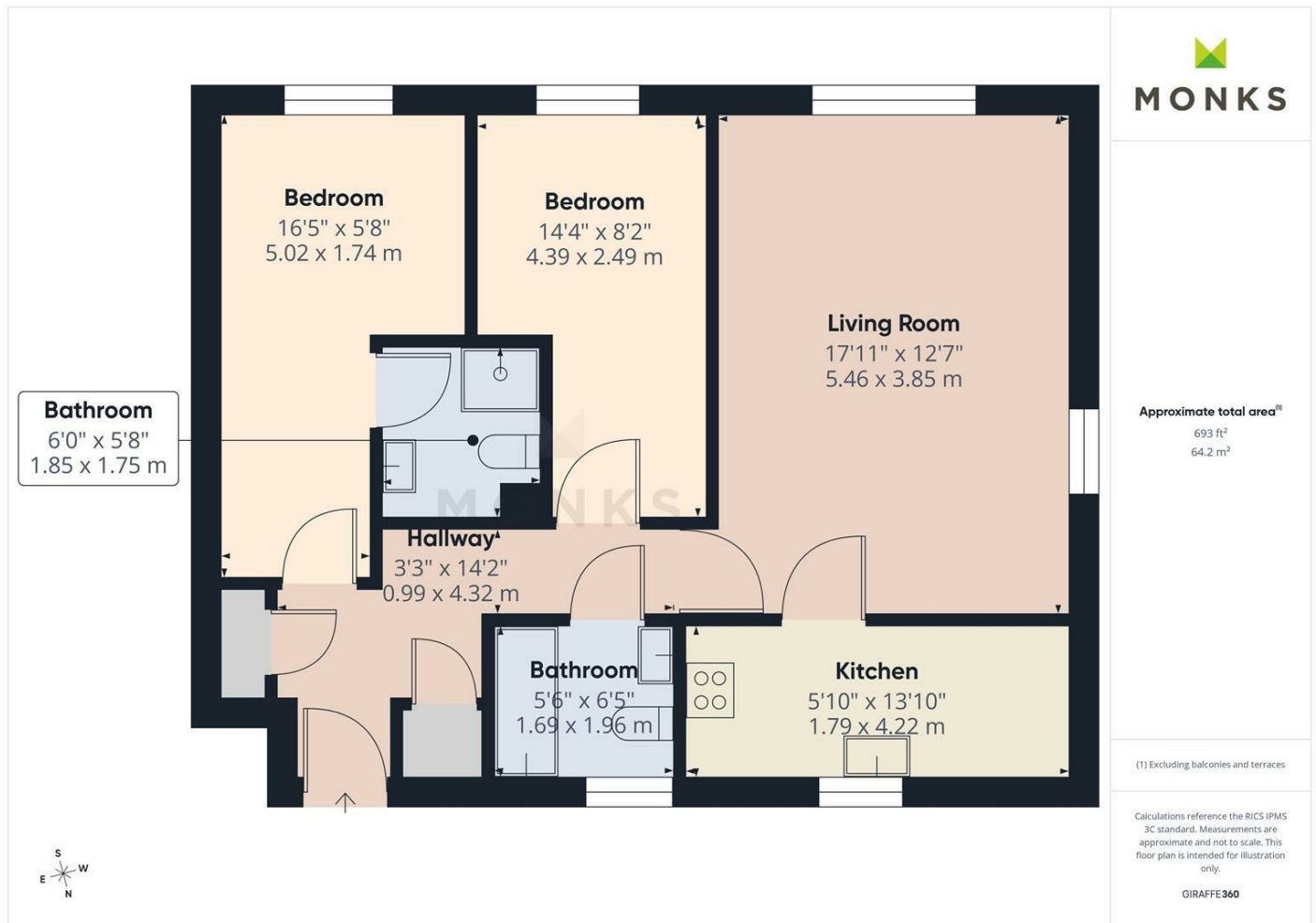
NEED TO CONTACT US

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

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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		
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	

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.