

8 Saffron House Mill Road Shrewsbury SY2 6FR



2 Bedroom Apartment
Offers In The Region Of £180,000

The features

- SHORT STROLL FROM THE TOWN CENTRE
- SOUGHT AFTER LOCATION OVERLOOKING THE REABROOK CONSERVATION AREA
- OPEN PLAN LIVING/DINING/KITCHEN WITH JULIETTE BALCONY
- ALLOCATED PARKING
- VIEWING RECOMMENDED
- EXCELLENT 2 DOUBLE BEDROOM APARTMENT
- SECURE ENTRANCE AND PERSONAL RECEPTION HALL
- 2 DOUBLE BEDROOMS AND BATHROOM
- IDEAL LOCK UP AND GO
- EPC RATING TBC



*** LOVELY 2 BEDROOM APARTMENT WITH OPEN ASPECT ***

An excellent opportunity to purchase this immaculately presented, two bedroom Apartment - perfect for first time buyers or a lock up and go.

Occupying an enviable position in this most popular area, backing onto the Reabrook Conservation area with a lovely open aspect. There are excellent facilities on hand including shops, restaurants/public houses, cafe's, supermarkets, doctors, regular bus service and a pleasant stroll to the Town Centre and all its amenities. For commuters there is excellent access onto the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance Hall, lift and staircase access, personal Reception Hall, Living/Dining/Kitchen with Juliette style balcony, 2 generous double Bedrooms and Bathroom.

The property has the benefit of allocated parking.

Offered for sale with no upward chain, viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the much sought after area of Abbey Foregate. Ideally placed for a range of local amenities including Supermarket, Shops, Schools, Restaurants and Public Houses. The property backs onto the Reabrook Conservation Area and is a pleasant stroll from the Cinema, Town Centre and all of its amenities. There is also ease of access to the A5/M54 motorway network.

COMMUNAL ENTRANCE HALL

Secure glazed door with entryphone system opens to the communal entrance with stair and lift access.

RECEPTION HALL

Door opens to Reception Hall with wall mounted heater and off which lead

OPEN PLAN LIVING/DINING/KITCHEN

Lounge/Dining area with double French doors to Juliette style balcony which provides a lovely aspect over the adjoining Reabrook Conservation area. Media point, wall mounted heater.

The Kitchen 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 fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and eye level wall units. LVT flooring throughout.

BEDROOM 1

A good sized double room with window overlooking the Reabrook Conservation area, wall mounted heater.

BEDROOM 2

Another good sized double room with window overlooking the Reabrook Conservation area, wall mounted heater.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the side with provides a lovely aspect over the Conservation area across to the Town.

OUTSIDE

The property has the benefit of a personal allocated parking space and access to the gardens which are bordered by the Reabrook Conservation area.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with 237 years remaining on the lease. We understand there is a Service Charge of £2,784.94 pa and annual Ground Rent of £100 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 A - 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

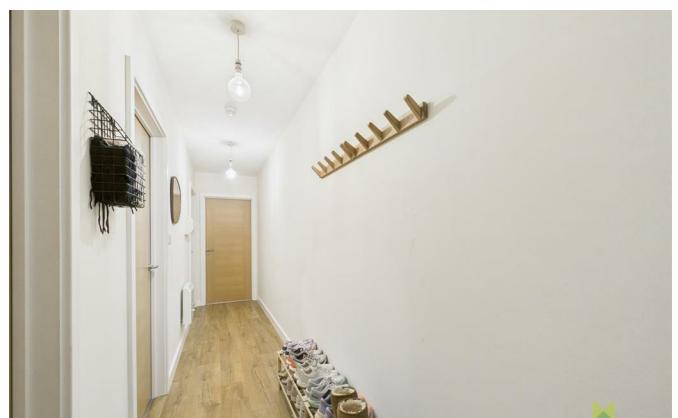
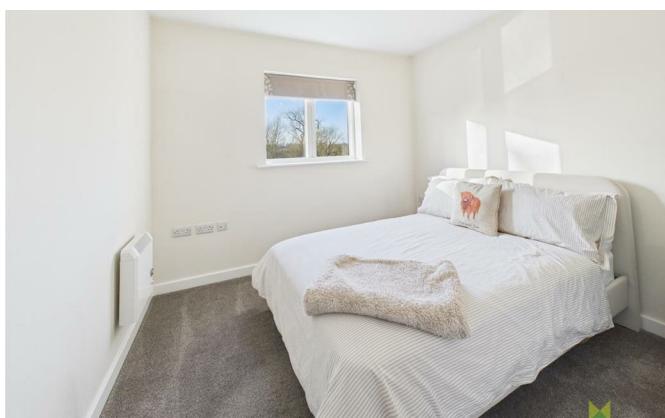
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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- 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.
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