

Priory House Priory Road Shrewsbury SY1 1RU



3 Bedroom Apartment
Offers In The Region Of £310,000

The features

- IMPRESSIVE 2/3 BEDROOM FIRST FLOOR APARTMENT
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- WELL FITTED KITCHEN WITH RANGE OF APPLIANCES
- ALLOCATED PARKING AND COURTYARD STYLE GARDENS
- CONVERTED PERIOD DWELLING WITH ORIGINAL FEATURES
- ADJACENT TO THE FAMOUS SHREWSBURY QUARRY AND RIVERSIDE WALKS
- GOOD SIZED LOUNGE, STUDY/BEDROOM 3
- 2 DOUBLE BEDROOMS AND JACK AND JILL BATHROOM
- EPC RATING E



***** IMPRESSIVE 2/3 BEDROOM APARTMENT *****

An excellent opportunity to purchase this immaculately presented, 2-3 bedroom First Floor Apartment converted to a high standard of specification located in this fabulous period building which was formerly part of the Priory Boys School.

Set right on the edge of the Town Centre, adjacent to the famous Shrewsbury Quarry with beautiful riverside walks and being a short stroll from all of the local amenities, cafe/restaurant culture and for commuters the Railway Station which has links to London.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, good sized Lounge, Study/Bedroom 3, attractively fitted Kitchen with range of appliances, 2 double Bedrooms and well appointed Jack and Jill Bathroom.

The property has the benefit of a personal allocated parking space.

Viewing highly recommended.

Property details

SECURE COMMUNAL ENTRANCE HALL

Stone steps lead up to the Entrance door with security system and door opening to the communal Entrance Hall. Stairs lead to the First Floor Landing.

PERSONAL RECEPTION HALL

Door opens to Entrance Hall with wall mounted heater and further door to Inner Hall, wall mounted heater.

LOUNGE

A generous sized room with feature high ceiling and sash window to the rear, media point, wall mounted heater.

STUDY/BEDROOM 3

with sash window to the front with pleasant aspect across to the famous Shrewsbury Quarry and fitted with plantation style shutter blind. Wall mounted heater.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of soft grey high gloss units incorporating inset sink with mixer tap set into base cupboard. Further range of cupboards and drawers with solid work surface over and having integrated washing machine and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and eye level units over. Further double base unit with solid work surface which continues to the side to provide breakfast bar seating area, Sash window to the rear, tiled floor, wall mounted heater.

INNER HALL

off which lead

PRINCIPAL BEDROOM

with sash windows to the side and rear. Range of fitted wardrobes, wall mounted heater.

JACK AND JILL BATHROOM

A well appointed room with suite comprising shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side with plantation style shutter blind.

BEDROOM 2

A further double room with sash window to the front, wall mounted heater.

OUTSIDE

To the front of Priory House is an attractive landscaped courtyard style garden which is enclosed with brick walling and decorative wrought iron fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with a share of the freehold and subject to a 199 year lease, with 191 remaining. The annual ground rent and the annual service charge is £1,800. 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 D - 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](https://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

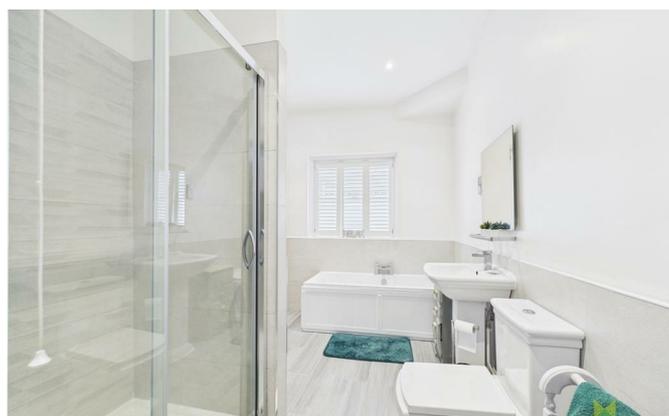
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

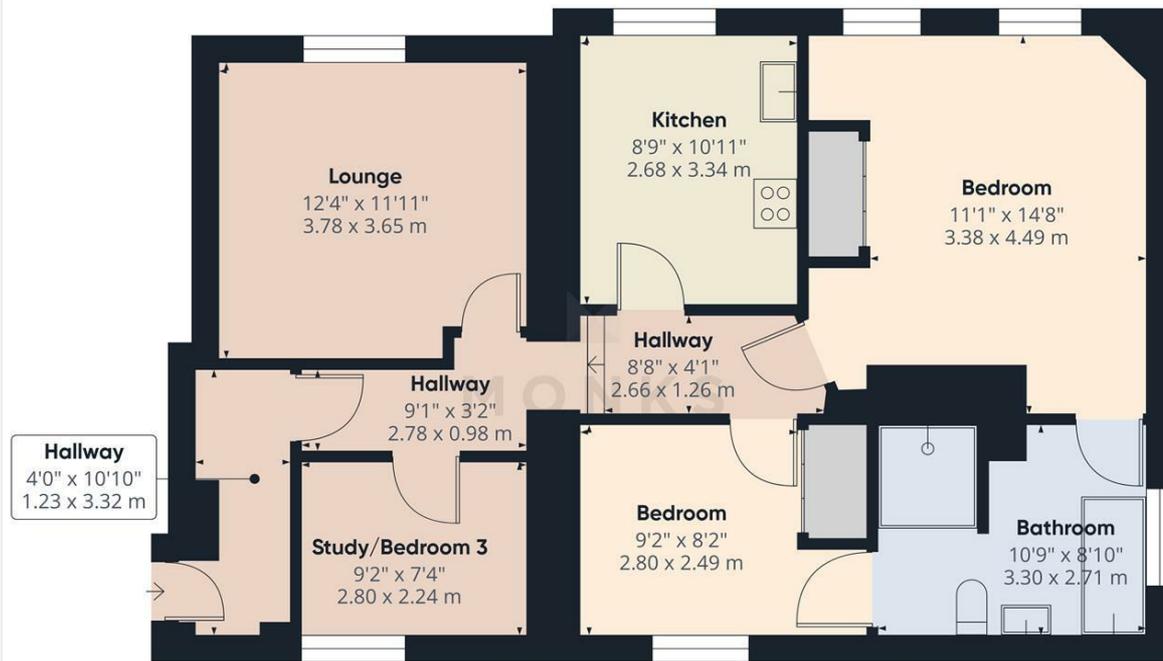
NEED TO CONTACT US

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 area[®]
794 ft²
73.8 m²

(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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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