

Sycamore House Belmont Bank Shrewsbury SY1 1UB



2 Bedroom Apartment - Mansion Block
Guide Price £285,000

The features

- FIRST FLOOR APARTMENT WITH AMPLE STORAGE
- ENVIABLE AND IDYLIC COBBLED SIDE STREET LOCATION
- NEARBY TO TOWN CENTER AMENITIES AND RIVERSIDE WALKS
- CLASSIC GEORGIAN PROPORTIONS
- PARKING SPACE WITHIN SECURE GARAGE ON TOWN WALLS
- OPEN PLAN DRAWING/DINING ROOM
- TIMELESS KITCHEN
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- EPC RATING D



**** AN ELEGANTLY PROPORTIONED FIRST FLOOR APARTMENT WITH PARKING SPACE ****

Set within an iconic Grade II Listed building standing along one of Shrewsbury's coveted side street locations within the town center. This sophisticated and neatly presented two-bedroom apartment offers wonderful proportions with high ceilings and accommodation ideal for both every day living and larger scale entertaining.

The accommodation in brief comprises Entrance Hallway, Drawing/Dining Room, Kitchen, Two double bedrooms, a spacious Bathroom and a storage room.

The property has gas fired central heating, recently refitted double glazed wooden casement windows and a secure parking space on the Town Walls.

Ideal for those looking to downsize or seeking a lock up and leave property - viewing highly recommended.

Property details

LOCATION

The apartment occupies an enviable side street position set towards the edge of the vibrant historic county Town of Shrewsbury with nearby access to riverside walks along to the renowned Quarry Park. The Town Centre offers an extensive range of amenities and facilities including supermarkets, a host of independent shops and boutiques, award winning restaurants, cafes and public houses. Also along and within the loop of the river are the popular Theatre Severn, Shrewsbury Museum and Quarry swimming baths. There is a well-placed railway station along with ease of access to the A5/M54 motorway network.

FIRST FLOOR LANDING

From the well-kept communal entrance stairs rise and turn to the first floor landing where the property has the benefit of a useful store room/study.

ENTRANCE HALLWAY

A wonderfully light and open walk way with large window to the side and two storage cupboards.

DRAWING/DINING ROOM

A gracious dual aspect room with electric fire set into molded ornate surround.

KITCHEN

Fitted with a range of classic shaker style base unit cabinetry under contrasting work surfaces incorporating a 1.5 stainless steel drainer sink and four ring gas burner hob. There is a further range of matching eye level units and double Neff oven. Space for free-standing washing machine and dishwasher. Window to the rear.

PRINCIPAL BEDROOM

With a range of fitted wardrobes and window to the rear.

BEDROOM TWO

Another double bedroom with window to the rear.

BATHROOM

Fitted with a traditional white suite comprising large bath with center feed tap/shower head, shower cubicle, low level flush WC, wash hand pedestal and bidet. Heated towel rail and decorative fan light window to the side.

OUTSIDE

The property is approached via a communal front door with fan light and molded surround over.

The private parking space for the property is set within Bishopstone Mansions set on Town Walls and

accessed via electric gates with one space allocated within a lockable double garage.

GENERAL INFORMATION

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 TBC. 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

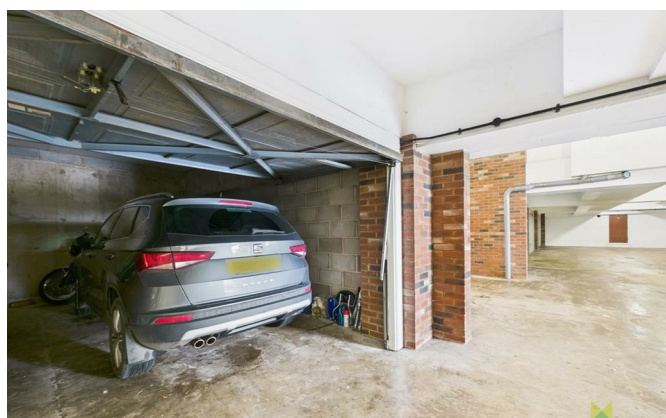
TENURE

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We are advised this property is sold with a 25% share of the freehold and the building is efficiently managed by Sycamore House Management Company. Lease length: 262 years from November 2023 with 260 years remaining. The annual service charge is approximately £1,000 per annum. We would recommend this is verified during pre-contract inquiries.

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Approximate total area[®]
1032.38 ft²
95.91 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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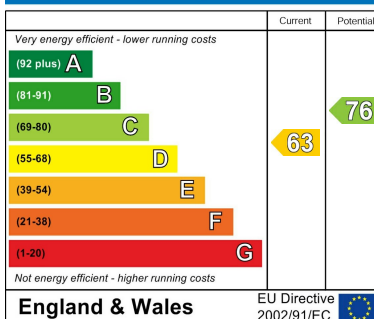
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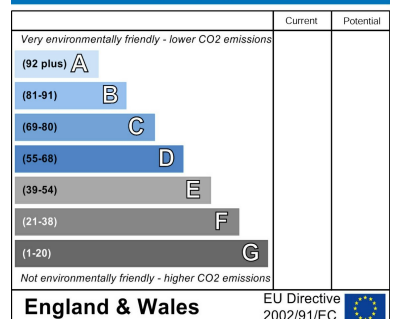
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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.