

16 Combermere Drive Mount Pleasant Shrewsbury SY1 3BZ



2 Bedroom Apartment
Offers In The Region Of £135,000

The features

- SPACIOUS 2 BEDROOM APARTMENT
- SHARE OF THE FREEHOLD
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- GARAGE AND PARKING
- EPC RATING C
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- LOUNGE AND KITCHEN
- ENCLOSED GARDEN
- VIEWING RECOMMENDED



***** DECEPTIVELY SPACIOUS 2 BEDROOM APARTMENT *****

A perfect opportunity for First Time Buyer, Investor or a good lock up and go Apartment offering deceptively spacious accommodation.

Occupying an enviable cul de sac location in this popular location which has excellent local amenities on hand including shops, schools, supermarkets, regular bus service to the Town Centre and countryside walks. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises personal Entrance with stairs to First Floor, good sized Lounge/Dining Room, Kitchen, 2 generous double Bedrooms and Shower Room.

The property has the benefit of central heating, driveway with parking, garage and enclosed personal rear garden.

Viewing recommended.

Property details

LOCATION

Occupying an enviable cul de sac location in this popular location which has excellent local amenities on hand including shops, schools, supermarkets, regular bus service to the Town Centre and countryside walks. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

ENTRANCE

Door opens to Entrance vestibule with stairs leading to the First Floor Landing. Radiator.

LOUNGE/DINING ROOM

with window to the front, media point, wooden fire surround with ornamental fire.

KITCHEN

with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space for washing machine and fridge and freezer. Tiled surrounds and matching eye level wall units,, windows to the front and side, radiator.

BEDROOM 1

with window to the rear, built in double wardrobe and wooden panelling to one wall. Media point, radiator.

BEDROOM 2

with window to the rear, built in double wardrobe, radiator.

SHOWER ROOM

with suite comprising shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage. Built in storage unit with power and timber garden shed. The Garden is enclosed and laid for ease of maintenance to gravelled and paved areas and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property which forms part of 4 apartments owns a quarter share of the Freehold. There is an annual service charge of £200 and there is no ground rent. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains 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](https://monks.co.uk/buy/mortgage-calculator/) 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

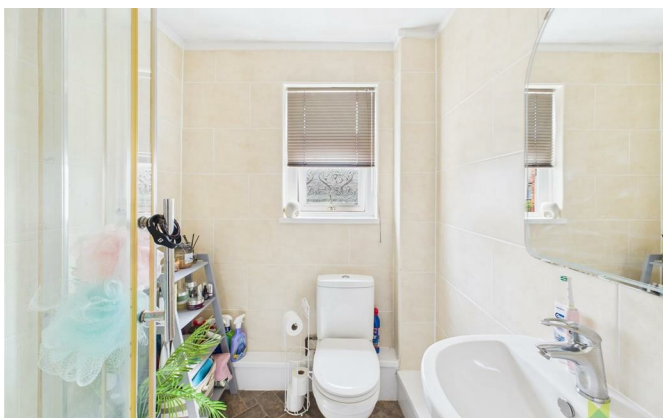
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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.
- 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.