

# 85 Benbow Quay Shrewsbury SY1 2DL



**1 Bedroom Apartment**  
**Offers In The Region Of £145,000**

## The features

- RIVERSIDE VIEWS AND PERSONAL PARKING SPACE
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- OPEN PLAN LIVING/DINING/KITCHEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C
- ENVIABLE LOCATION A SHORT STROLL FROM THE TOWN CENTRE
- SECURE COMMUNAL ENTRANCE HALL
- DOUBLE BEDROOM AND RE-FITTED BATHROOM
- VIEWING RECOMMENDED.



### \*\*\* FABULOUS RIVER AND TOWN VIEWS \*\*\*

An excellent opportunity to purchase this one bedroom Apartment with lovely outlooks over the River Severn, cricket pitch and Town beyond - perfect for first time buyer or investor.

Located on the 2nd floor of this popular development being a short stroll from the Railway Station with links to London and the amenities of the Town Centre. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, open plan Living/Dining/Kitchen with river views, double Bedroom and re-fitted Bathroom.

The property has the benefit of an allocated parking space and well maintained communal garden areas.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

Located on the 2nd floor of this popular development being a short stroll from the Railway Station with links to London and the amenities of the Town Centre. For commuters there is also ease of access to the A5/M54 motorway network.

### SECURE COMMUNAL ENTRANCE HALL

Entry phone system and door opening to communal Entrance Hall with staircase leading to the Third floor.

### PERSONAL ENTRANCE HALL

with storage/cloaks cupboard and access to attic providing useful storage

### OPEN PLAN LIVING/DINING/KITCHEN

A generous sized L-shaped room with two windows to the front aspect with a lovely outlook across the River Severn towards Frankwell and over the Town. Media point, electric heater.

The Kitchen is fitted with range of units incorporating sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine and recess for fridge, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Wooden effect flooring.

### DOUBLE BEDROOM

A generous sized room with window to the rear elevation, electric heater.

### BATHROOM

Attractively re-fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds and electric heater.

### OUTSIDE

The property forms part of this attractive courtyard style development with well maintained pleasant communal gardens and seating areas. There is an allocated parking space and secure bike shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 199 year lease, with 179 remaining. The annual ground rent is £100 and the annual service charge is £2,400. 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](http://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

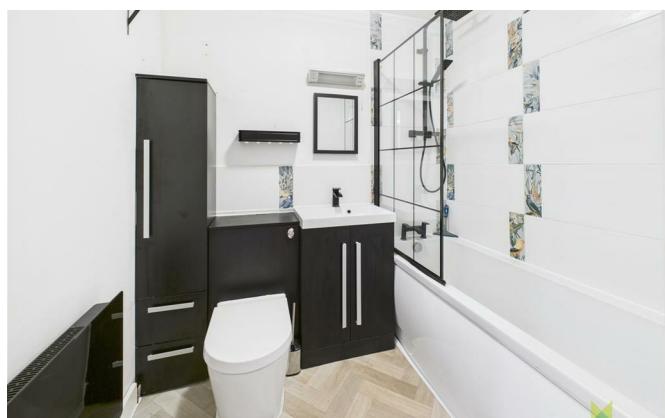
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

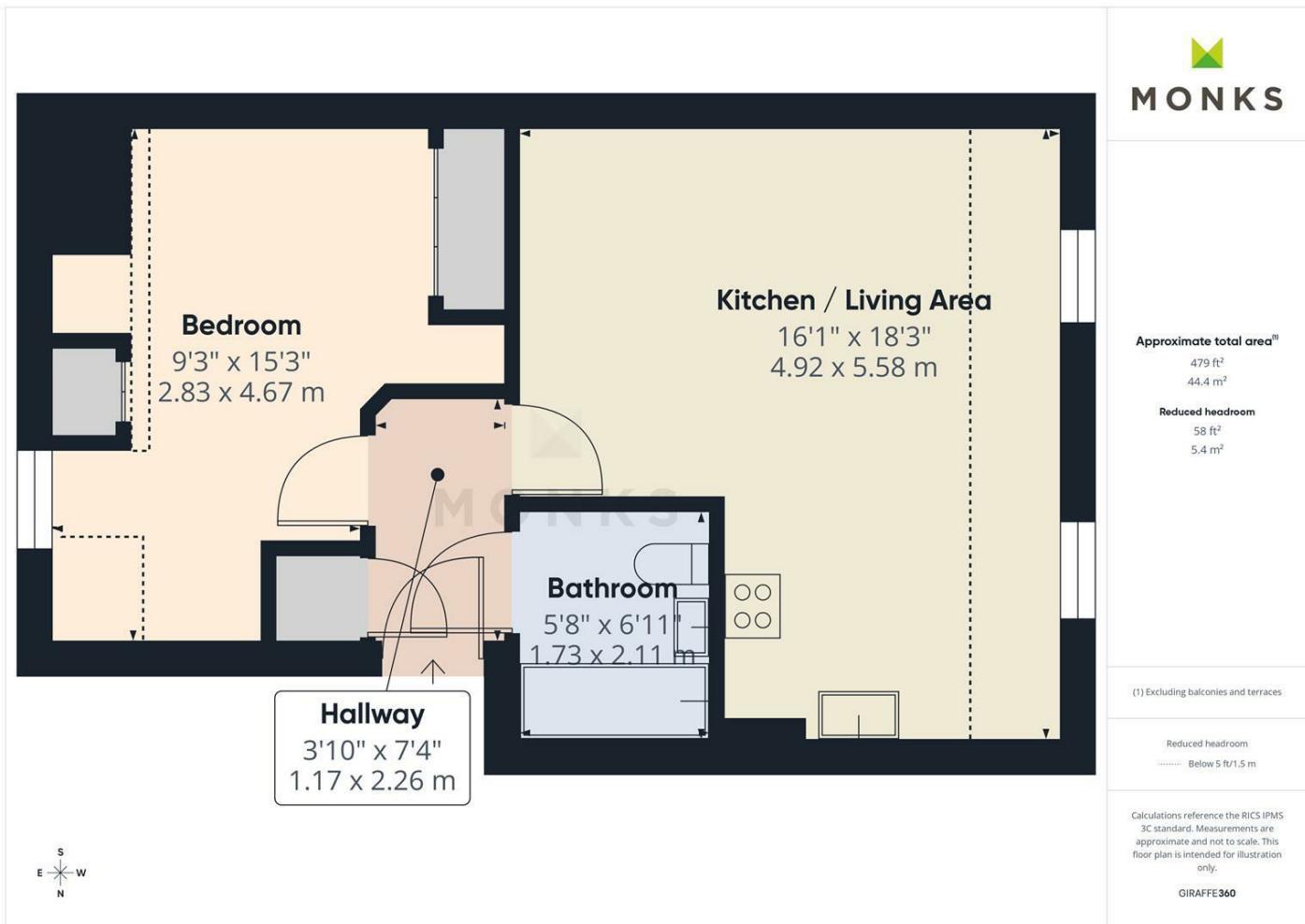
### NEED TO CONTACT US

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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## Judy Bourne

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## Get in touch

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## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.
- 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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