

# The Cedars Abbey Foregate Shrewsbury SY2 6BY



2 Bedroom Apartment  
Offers In The Region Of £129,950

## The features

- SECURE 2 BEDROOM APARTMENT
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- COMMUNAL ENTRANCE AND PERSONAL
- 2 DOUBLE BEDROOMS AND RE-FITTED SHOWER ROOM
- VIEWING RECOMMENDED
- SPECIFICALLY DESIGNED FOR THE OVER 55'S
- ENVIABLE LOCATION CLOSE TO THE TOWN
- L-SHAPED LOUNGE/DINING ROOM, KITCHEN
- DELIGHTFUL COMMUNAL GARDENS, VISITOR PARKING
- EPC RATING TBC



### \*\*\* 2 BEDROOM APARTMENT \*\*\*

An excellent opportunity to purchase this 2 bedroom Apartment specifically designed for the over 55's, offered for sale with no upward chain.

Situated in this sought after development in the heart of the popular Abbey Foregate Conservation area a short stroll from local amenities including post office, supermarkets, restaurants, church and bus stop with regular access to the Town Centre.

The accommodation briefly comprises secure communal Entrance Hall , stair and lift access, personal Reception Hall, L-shaped Lounge/ Dining Room, Kitchen, 2 Bedrooms and re-fitted Shower Room.

The property has the benefit of storage heating, double glazing, delightful communal gardens and visitor parking.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

Situated in this sought after development in the heart of the popular Abbey Foregate Conservation area a short stroll from local amenities including post office, supermarkets, restaurants, church and bus stop with regular access to the Town Centre.

### SECURE COMMUNAL RECEPTION

#### PERSONAL RECEPTION HALL

with Airing and Storage Cupboard.

#### LOUNGE/DINING ROOM

A generous sized L-shaped room with window overlooking the rear with aspect over the roof tops across to the Column. Media point.

#### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surround and eye level wall units, window to the rear with similar aspects to the Lounge.

#### BEDROOM 1

A double room with window to the rear again with aspects over roof tops to the Column.

#### BEDROOM 2

with window again to the rear.

#### SHOWER ROOM

Re-fitted with large walk in shower, wash hand basin set into vanity with storage beneath and WC. Heated towel rail.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, subject to a 150 year lease of which there are 113 years remaining. There is an annual service charge of £3,200 paid quarterly and this is inclusive of the assisted call system, maintenance to all communal areas including doors, windows, balconies and buildings insurance. 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 C - 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

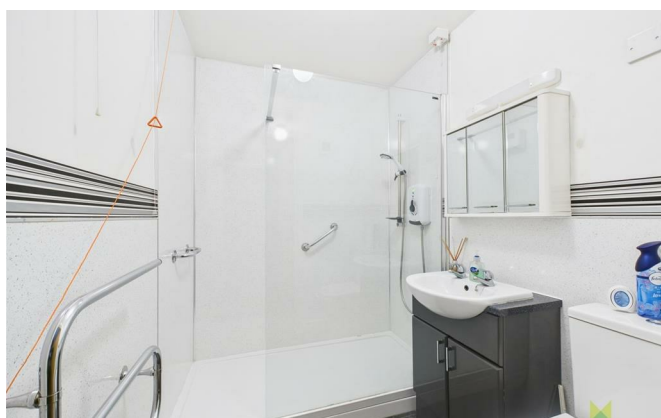
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

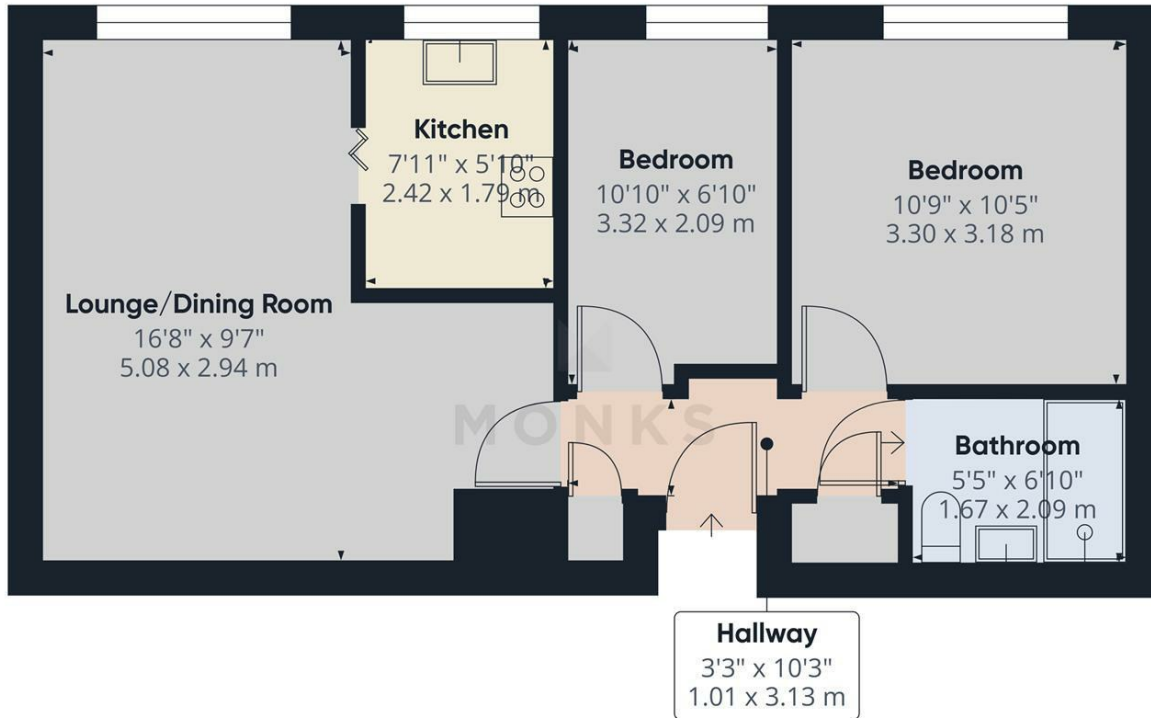
#### NEED TO CONTACT US

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

## The Cedars Abbey Foregate, Shrewsbury, SY2 6BY.

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**Approximate total area<sup>m</sup>**  
524 ft<sup>2</sup>  
48.6 m<sup>2</sup>

**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk


## 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		
<b>England &amp; Wales</b>	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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.
- 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.