

# 18 The Bank Swan Hill Shrewsbury SY1 1NG



**3 Bedroom Apartment**  
**Offers In The Region Of £385,000**

## The features

- ELEGANT 3 BEDROOM APARTMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH RANGE OF APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- PRIME TOWN CENTRE LOCATION WITH LIFT ACCESS AND PARKING
- LARGE LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- SECURE ALLOCATED PARKING
- EPC RATING B



### \*\*\* 3 BEDROOM APARTMENT WITH SECURE PARKING \*\*\*

An excellent opportunity to purchase this naturally well lit, elegant 3 bedroom apartment offering good sized rooms and perfect for those looking to downsize or a secure lock up and go.

Set within the heart of the Town Centre, a stone's throw from all of its amenities and with the benefit of gated car parking.

The accommodation briefly comprises Secure communal Entrance Hall, personal Reception Hall, good sized Lounge /Dining Room, Kitchen with appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and allocated secure parking.

Viewing highly recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The apartment occupies an enviable side street position in 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.

### SECURE COMMUNAL ENTRANCE

Communal entrance with lift and stair access to upper floors.

### PERSONAL RECEPTION HALL

### ELEGANT LOUNGE/DINING ROOM

A lovely, well lit room with bay window to the front and further window to side, media points.

### KITCHEN

Attractively fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated washing machine and fridge freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Recessed ceiling lights.

### PRINCIPAL BEDROOM

A generous double room with window to the front, media point, built in double wardrobe, radiator.

### EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

### BEDROOM 2

A further double room with window to the front, radiator.

### BEDROOM 3

Another double room with window to the side, fitted wardrobe, radiator.

### BATHROOM

with suite comprising panelled bath with mixer shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

To the side is a secure gated access to the private allocated parking area and additional door giving access to the building.

### SERVICES

We are advised that all main services are connected.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 125 year lease, with 99 years remaining. There is an annual service charge of £4,096.28 for period 1st January 2025 – 31st December 2025. Ground rent has been waived. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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

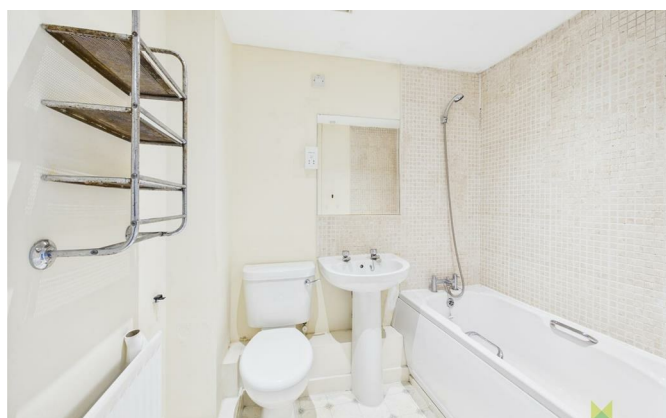
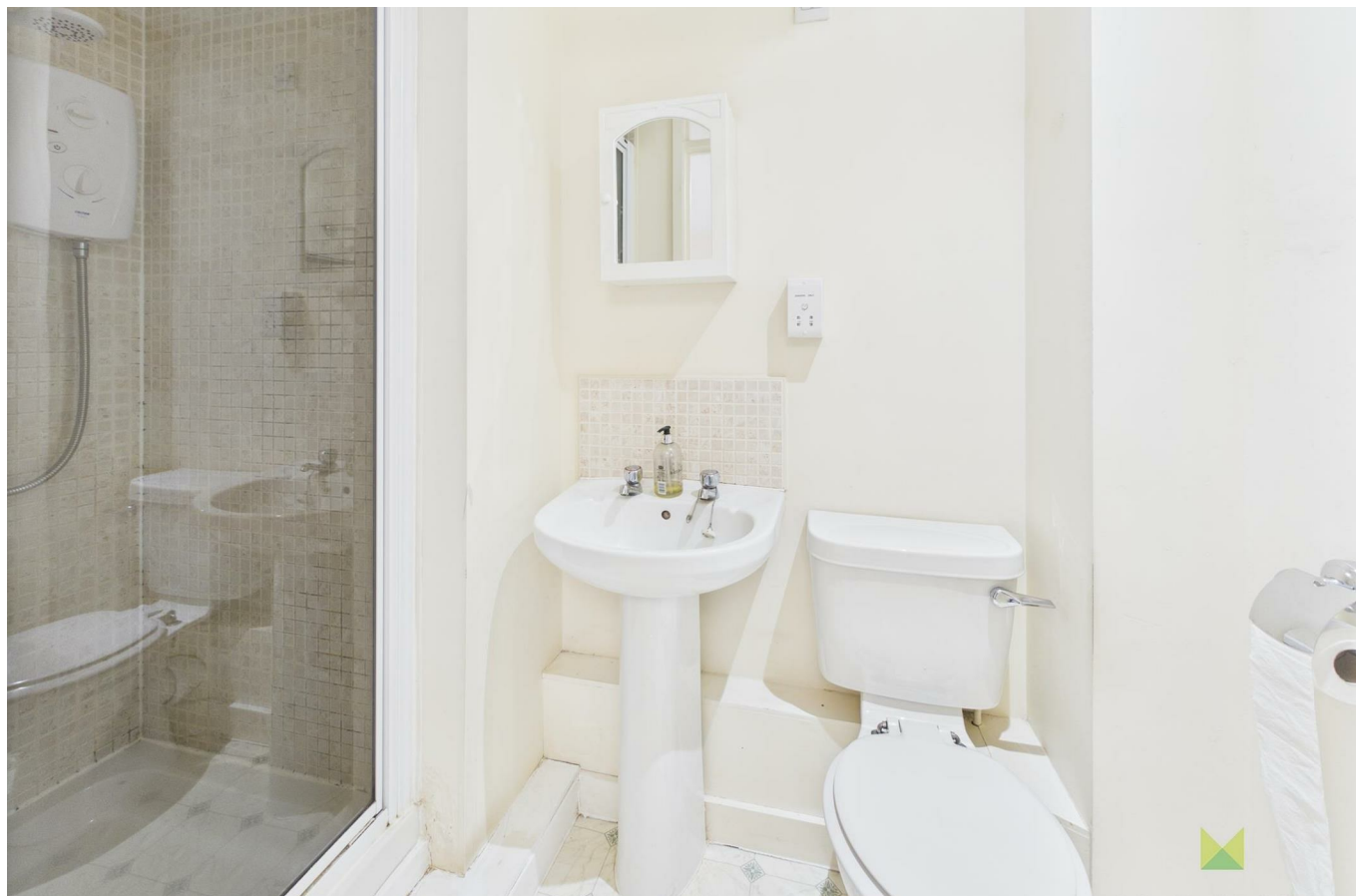
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

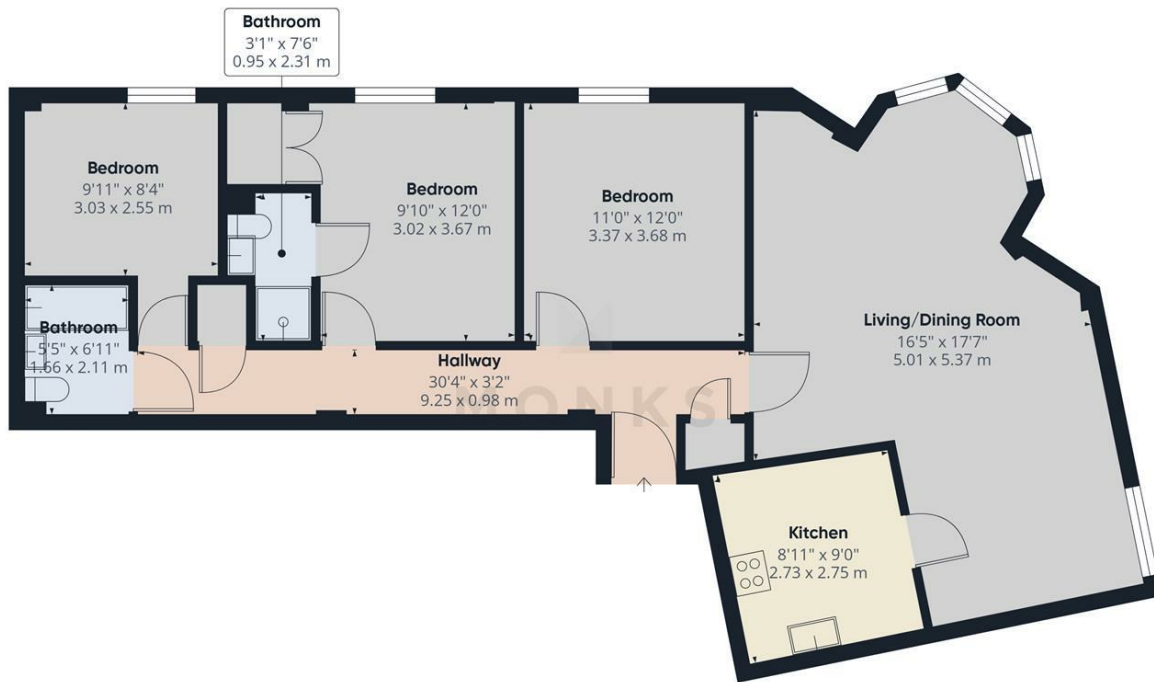
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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**Approximate total area<sup>®</sup>**  
974 ft<sup>2</sup>  
90.3 m<sup>2</sup>

(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



## Judy Bourne

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## Get in touch

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## Shrewsbury office


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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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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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