

43 The Furlongs Bicton Heath Shrewsbury SY3 5FU



1 Bedroom Apartment
Offers In The Region Of £170,000

The features

- ENVIABLE SOUGHT AFTER LOCATION
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- DOUBLE BEDROOM AND BATHROOM
- ALLOCATED PERSONAL AND VISITOR PARKING
- EPC RATING D
- SHORT STROLL FROM THE ROYAL SHREWSBURY HOSPITAL
- OPEN PLAN KITCHEN/DINING LIVING
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- VIEWING HIGHLY RECOMMENDED



An excellent opportunity to purchase the impressive first floor Apartment with allocated parking - a perfect first home, lock up and go or those looking to retire and enjoy a maintenance free lifestyle

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, lovely open plan Living/Dining/Kitchen generous Double Bedroom and Bathroom.

The property has the benefit of beautifully maintained communal gardens and allocated parking space along with there being ample visitor parking spaces around.

Viewing highly recommended

Property details

LOCATION

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. Being a short stroll to the Royal Shrewsbury Hospital and a host of local amenities including restaurant/public house, church, doctors, school, supermarket, lovely walks and a regular bus service to the Town Centre.

SECURE ENTRANCE

Secure communal entrance with staircase leading to the First Floor.

PERSONAL RECEPTION HALL

off which lead

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light through room with windows overlooking the front and side with aspect towards the Old Chapel.

The Living area features 2 windows, media point and electric panel heater. Dining Area with space for table and window to the front.

The Kitchen is attractively fitted with range of cream fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washing machine, inset 4 ring hob with extractor hood over and oven and grill beneath, space for fridge/freezer, wall units with downlighters beneath. LVT flooring.

Feature high ceiling throughout and picture rail.

BEDROOM

A generous double room with window to the side, large fitted wardrobe with mirror fronted sliding doors, high ceiling and picture rail, wall mounted heater.

BATHROOM

A well appointed room with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, wall mounted heater.

OUTSIDE

The property occupies an enviable position on the edge of this fabulous development which boasts beautifully maintained communal gardens with an additional garden area which is personal to 4 apartments.

Allocated parking space.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 199 year lease, with 189 remaining. The annual ground rent is £235.49 and the half yearly service charge is £635.26. The ground rent we are advised will be capped at £250.00 per annum. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

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

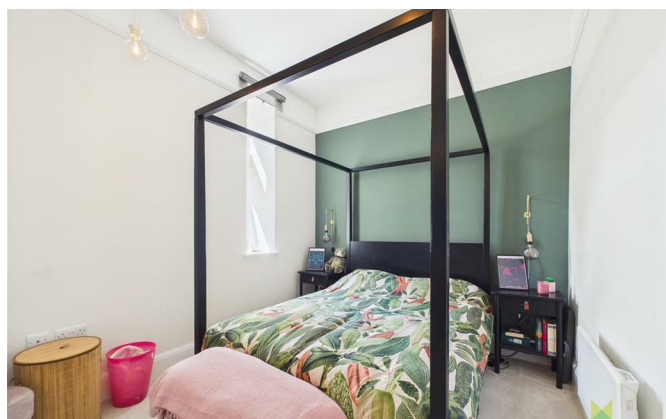
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

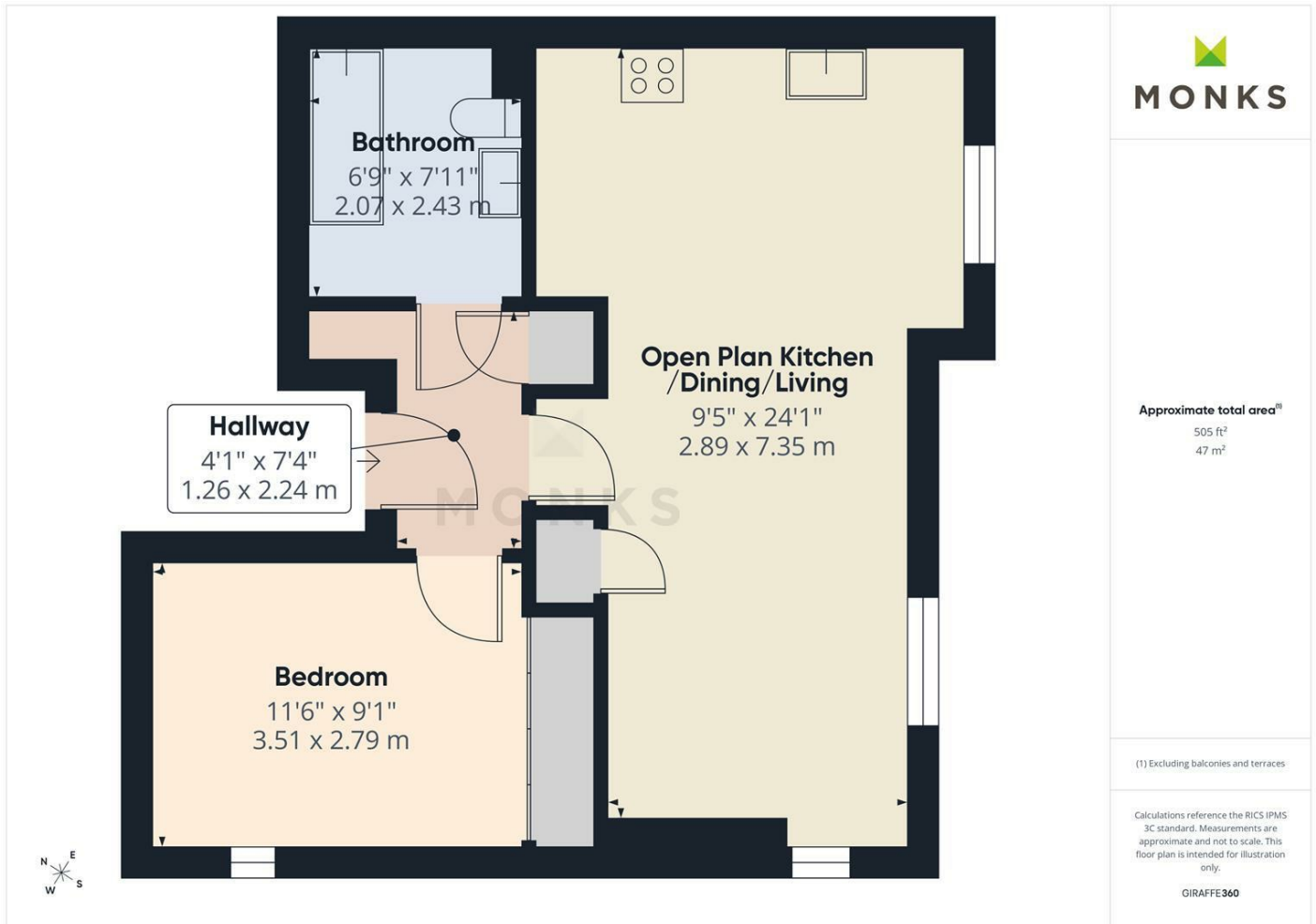
NEED TO CONTACT US

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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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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