

15 Lymehurst Place Ellesmere Road Shrewsbury SY1 2QT



3 Bedroom Apartment
Offers In The Region Of £310,000

The features

- 3 BEDROOM SINGLE STOREY HOME
- FINISHED TO CONTEMPORARY STANDARD OF SPECIFICATION
- PERSONAL COURTYARD STYLE GARDEN AND COMMUNAL GARDEN
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- EARLY RESERVATION HIGHLY RECOMMENDED
- SET IN GROUNDS OF IMPRESSIVE FORMER GEORGIAN MANSION
- CONVERSION TO JUST 14 HOMES.
- ALLOCATED PARKING AND EV CHARGING POINTS
- OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- EPC - TO BE CONFIRMED



*** NOW RELEASED - UNIQUE 3 BEDROOM GROUND FLOOR APARTMENT ***

THIS SATURDAY WILL SEE THE OPENING OF 2 X TWO BEDROOM APARTMENTS FOR VIEWING.

11.00am - 2.00pm Saturday 31st January

An excellent opportunity to purchase this versatile 3 bedroom single storey home, set within this former grand Georgian residence which is currently being converted to provide a fabulous selection of 1, 2 and 3 bedroom apartments set within an enviable courtyard location.

Being a short stroll from local amenities and riverside walks to the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

Creating a modern lifestyle and finished to a contemporary specification Apartment 2 briefly comprises open plan Living/Dining/Kitchen with range of integrated appliances, Principal Bedroom with en suite, 2 further Bedrooms and Shower Room - the perfect opportunity for a downsizer or those looking for a lock up and go.

Located on the Ground Floor with its own personal courtyard style garden area and allocated parking.

Property details

LOCATION

Lymehurst Place occupies an enviable position on the edge of the Town, being a short and pleasant stroll from the railway station and all of the Town Centre amenities. For commuters there is ease of access to the A5/M54 motorway network.

A stunning medieval town, Shrewsbury is steeped in history, being the birthplace of Charles Darwin, home to 660 listed buildings and the famous Shrewsbury Quarry which the River Severn cradles.

Recently voted the UK's number one High Street, Shrewsbury's Wyle Cop boasts an array of independent traders which complement national stores, banks and building societies.

The Town plays host to wonderful cafe's, bars, restaurants and entertainment venues, including Theatre Severn, which is Shropshire's premier arts venue.

DESCRIPTION

THE CGI'S ARE FOR ILLUSTRATION PURPOSES ONLY. PLEASE NOTE AT THE OPEN WEEKEND WE WILL NOT HAVE ACCESS TO THIS 3 BEDROOM APARTMENT JUST THE 2 BEDROOM HOMES.

This former period home is currently undergoing complete modernisation and refurbishment to provide 14 apartments, one, two and three bedrooms each offering individual living space and being finished to a high standard of specification by a local contractor.

THE CGI'S ARE FOR ILLUSTRATION PURPOSES ONLY.

Apartment 2 is a spacious 3 bedroom Ground Floor Apartment with a good sized open plan Living/Dining/Kitchen with range of integrated appliances and Principal Bedroom with en suite Shower Room. The 3rd Bedroom would also make an ideal Home Office/Crafts Room.

Subject to build stage there will be a choice of Kitchen finishings from a chosen range and each apartment will be finished with LVT flooring to the Living areas, Kitchens and Shower Rooms with carpeting to the Bedrooms.

Please note that there are no viewings able to take place at this current time due to the Health and Safety and reservations are being taken off plan only.

We are advised that planning restrictions prevent the use of the Apartments being used for Air B&B purposes.

OPEN PLAN LIVING/DINING/KITCHEN

26'1" x 25'5" narrowing to 13'0" (7.969 x 7.770 narrowing to 3.970)

Personal entrance door leads into the impressive open plan Living/Dining/Kitchen with the Reception area having a cloaks cupboard. The Kitchen area has window overlooking the front and will be fitted with a range of units and appliances. The spacious Living/Dining area has double opening doors leading onto the personal courtyard garden.

PRINCIPAL BEDROOM 13'8" x 12'8" (4.174 x 3.873)
having double opening French doors leading onto the personal courtyard garden.

EN SUITE SHOWER ROOM 9'2" x 4'3" (2.797 x 1.302)

with suite comprising shower cubicle, wash hand basin and WC. Window to the rear.

BEDROOM 2 14'10" x 8'4" (4.523 x 2.544)
with window overlooking the front. Radiator.

BEDROOM 3/STUDY 12'8" x 6'10" (3.884 x 2.090)
A great multi purpose room with window to the rear, radiator.

SHOWER ROOM 10'7" x 5'4" (3.251 x 1.633)
fitted with suite comprising large shower cubicle, wash hand basin and WC.

GENERAL INFORMATION

TENURE

We are advised the property is will be Leasehold/Freehold where each owner will own a share of the Freehold. Service charges are to be confirmed.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As this is a new conversion property the Council has not yet set the banding.

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.

OUTSIDE

Set back from the road and screened with sandstone walling and mature hedging to the car parking area with allocated space for each apartment. Apartment 2 has its own small courtyard garden area which will be decked and enclosed with wooden fencing.

To the rear of Lymehurst Place is a communal garden.

15 Lymehurst Place, Ellesmere Road, Shrewsbury, SY1 2QT.

3 Bedroom Apartment

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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	

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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