

# 158 The Monklands Abbey Foregate Shrewsbury SY2 6AP



**1 Bedroom Apartment**  
**Offers In The Region Of £156,000**

## The features

- SPACIOUS GROUND FLOOR APARTMENT
- RECEPTION HALL
- DOUBLE BEDROOM AND BATHROOM
- ENVIABLE POSITION IN SOUGHT AFTER CONSERVATION AREA
- VIEWING RECOMMENDED
- PERSONAL COURTYARD GARDEN
- OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED PARKING
- NO UPWARD CHAIN
- EPC RATING D



**\*\*\* APARTMENT WITH COURTYARD GARDEN \*\*\***

An excellent opportunity to purchase this deceptively spacious, one bedroom Apartment which has the added benefit of its own personal courtyard garden and allocated parking. Perfect for first time buyer, investor or those looking for a lock up and go.

Set in the heart of this much sought Conservation area ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises personal Reception Hall, open plan Living/Dining/Kitchen, double Bedroom and Bathroom.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after Conservation area on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, shops, restaurants/public houses and lovely walks nearby along the Reabrook Conservation area and riverside walks to the famous Shrewsbury Quarry and Town Centre.

### RECEPTION HALL

Steps lead down to covered entrance with door opening to Reception Hall with useful storage cupboard, electric panel heater.

### OPEN PLAN LIVING/DINING/KITCHEN

A great open plan space naturally well lit from window and double opening French doors which lead to personal courtyard garden. The Living/Dining area has media point, panel heaters and is carpeted. The Kitchen is fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with integrated washing machine. Inset 4 ring hob set into original chimney breast with oven and hob beneath and additional storage units.

### KITCHEN

### DOUBLE BEDROOM

with window to the front. Built in double wardrobe with mirror fronted sliding doors, electric panel heater.

### BATHROOM

With suite comprising panelled bath with mixer taps and shower attachment, glazed screen. Wash hand basin and WC set into vanity surround with storage, complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property is well screened from the road and approached through entrance to the communal parking area with allocated spacing. The Apartment has the benefit of its own walled courtyard garden.

### GENERAL INFORMATION.

#### TENURE

We are advised the property is Leasehold with a share of the Freehold and subject to an annual Ground Rent of £100.00 and an annual Service Charge of £875 (as of August 2023) 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 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 'My Simple Mortgage' 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.

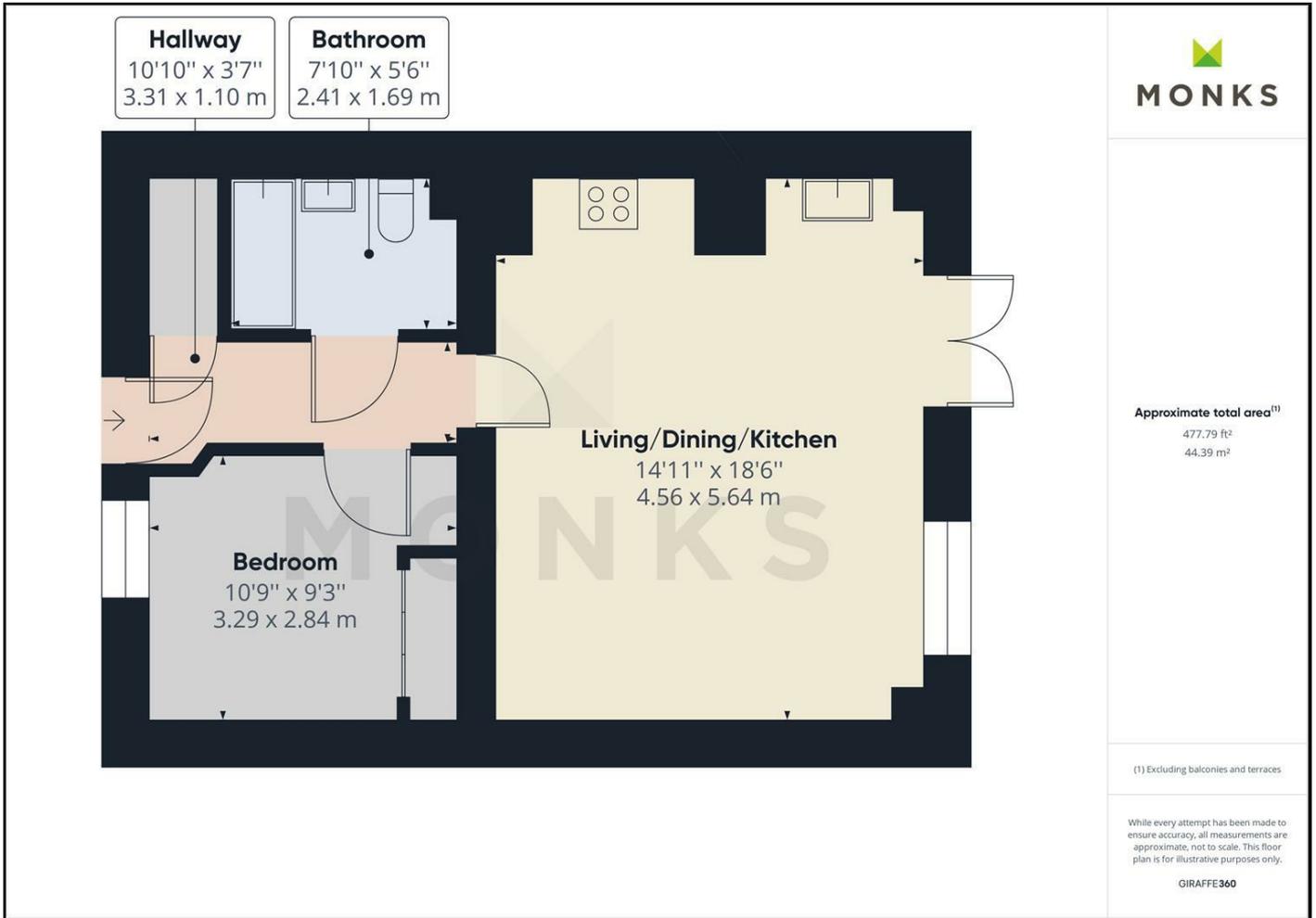
#### NEED TO CONTACT US

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.

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**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

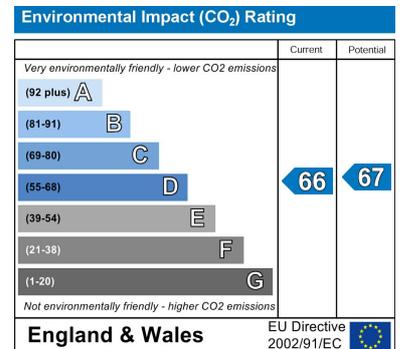
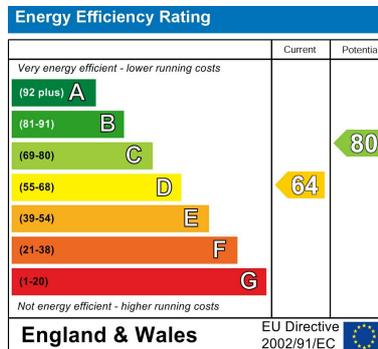
**Shrewsbury office**

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**



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