

322 The Cedars Abbey Foregate Shrewsbury SY2 6BY



2 Bedroom Apartment
Offers In The Region Of £150,000

The features

- APARTMENT WITH BALCONY OVERLOOKING GARDENS
- SECURE COMMUNAL ENTRANCE AND PERSONAL ENTRANCE HALL
- KITCHEN, 2 BEDROOMS AND RE-FITTED SHOWER ROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- VIEWING RECOMMENDED
- ENVIALE LOCATION CLOSE TO THE TOWN
- L-SHAPED LOUNGE/DINING ROOM WITH BALCONY
- COMMUNAL GARDENS AND VISITOR PARKING
- EXCLUSIVE OVER 55 LIVING
- EPC RATING C



*** 2 BEDROOM APARTMENT WITH BALCONY ***

An excellent opportunity to purchase this 2 bedroom Apartment specifically designed for the over 55's, with the added benefit of a balcony which provides a lovely aspect over the courtyard and garden and offers flat level access from the main entrance.

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 with level access or from the gardens, stair and lift access, personal Reception Hall, L-shaped Lounge/Dining Room with Balcony, 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.

COMMUNAL ENTRANCE

Secure communal entrance gives access at two points from the development - either going on the level access from the main Reception area or lift and stair access from the gardens.

PERSONAL ENTRANCE HALL

with storage cupboard.

L-SHAPED LOUNGE/DINING ROOM

A good sized room with the Dining area having ample space for table and dresser. The Lounge has double opening French doors leading onto the Balcony which has space for seating and provides a pleasant aspect over the communal gardens. Ornate fire surround, media point, storage heaters.

KITCHEN

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 cooker, washing machine and fridge. Tiled surrounds and matching eye level wall units, window to the front with aspect over the gardens.

BEDROOM 1

A generous double room with window to the front, range of fitted wardrobe, storage heater.

BEDROOM 2

with window overlooking the gardens, storage heater.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC set into vanity unit with storage, complementary tiling, extractor fan.

OUTSIDE

The Apartment occupies an enviable position in this sought after development with a lovely aspect to the fore over the courtyard and communal garden area. There residents have the benefit of visitor parking bays.

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 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.

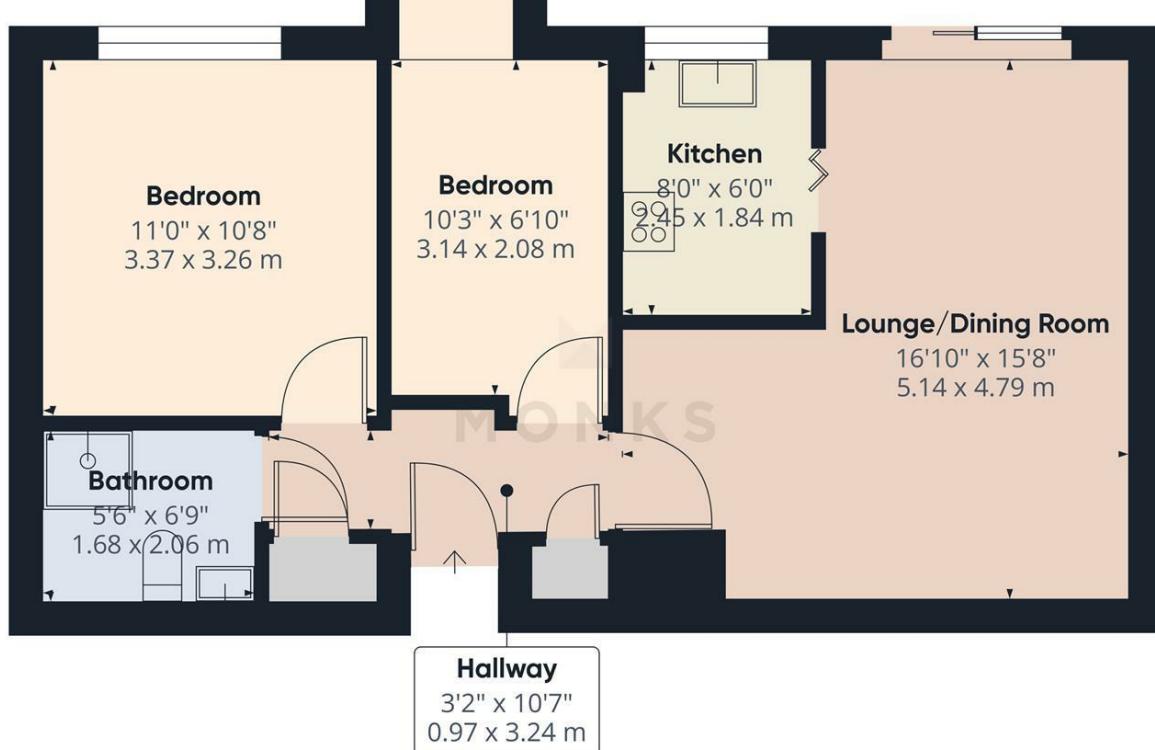
NEED TO CONTACT US

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

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

2 Bedroom Apartment
Offers In The Region Of £150,000





(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



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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.
- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.