

# Flat 52 Coton Manor Berwick Road Shrewsbury SY1 2LX



2 Bedroom Apartment  
£695 PCM

## The features

- Communal entrance with Intercom
- Living /Dining Room
- Shower Room
- Electric Heating
- Communal Gardens
- Entrance Hallway
- Kitchen with integrated white goods
- Double Glazing
- Parking
- EPC Rating D



**A well presented 2 double bedroom first floor apartment close to the Town Centre.**

**The property comprises of Entrance Hallway, Living/dining room, Kitchen with hob, double oven, integrated dishwasher and fridge/freezer, washing machine/dryer. 2 double bedrooms and shower room. Double glazing throughout and electric radiators. The property benefits from parking and communal gardens.**

### **Property details**

Secure communal Entrance to Reception Hall with staircase leading to the FIRST FLOOR LANDING and with Personal Entrance door opening to Reception Hallway.

#### **OPEN PLAN LIVING/DINING ROOM**

with large double glazing window to the rear. Electric fireplace and radiator. Laminated flooring  
Door to;

#### **KITCHEN**

Double glazing window to the rear. Fitted kitchen units with electric hob and double oven. Integrated dishwasher and fridge/freezer. Washing machine/dryer. Ceramic tiled flooring.

#### **BEDROOM 1**

Double Bedroom with large double glazing window. Laminated Flooring and electric radiator.

#### **BEDROOM 2**

Double Bedroom with double glazing window. Laminated Flooring and electric radiator.

#### **SHOWER ROOM**

Electric shower and radiator. Wash and basin and WC. Ceramic tiled flooring. Tiled walls.



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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**

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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