

# 18 The Old Meadow Shrewsbury SY2 6GA



**2 Bedroom Apartment  
Offers In The Region Of £217,500**

## The features

- SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT
- EDGE OF THE TOWN WITH PLEASANT WALK TO AMENITIES
- RECEPTION HALL, OPEN PLAN LIVING/DINING/KITCHEN
- GUEST BEDROOM WITH WARDROBES, BATHROOM
- VIEWING RECOMMENDED
- ENVIABLE GATED COURTYARD DEVELOPMENT
- SECURE COMMUNAL ENTRANCE AND PERFECT LOCK UP AND GO
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN SUITE SHOWER ROOM
- ALLOCATED PARKING AND DELIGHTFUL COMMUNAL GARDENS
- EPC RATING TBC



\*\*\* IMPRESSIVE 2 BEDROOM, 2 BATHROOM GROUND FLOOR APARTMENT \*\*\*

An excellent opportunity to purchase this larger than average, Ground Floor Apartment set within this sought after gated development right on the edge of the Town with a pleasant open aspect to the fore.

Set within lovely landscaped gardens, bordered by the River Severn and being a short stroll from the amenities of the Town and for commuters the Railway Station which has links to London.

The accommodation briefly comprises secure communal entrance with entry phone system, personal Reception Hall with double cloaks cupboard, open plan Living / Dining / Kitchen with aspect along Amber Rise to the gardens, Principal Bedroom with en suite Shower Room, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, allocated parking and delightful well stocked communal gardens bordered by the River Severn.

Viewing essential and offered for sale with no upward chain.

## Property details

### LOCATION

Set within lovely landscaped gardens, bordered by the River Severn and being a short stroll from the amenities of the Town and for commuters the Railway Station which has links to London.

### SECURE COMMUNAL ENTRANCE HALL

With entryphone system and opening through to welcome Reception area with mail boxes.

### PERSONAL RECEPTION HALL

With useful double cloaks storage cupboard, radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

A lovely light and spacious room with two sash style windows overlooking the front. Living Area/Dining Area with media point, radiator. Kitchen which is attractively fitted with modern range of shaker style cream fronted units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having integrated dishwasher, washer drier and fridge freezer all with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath. Matching range of eye level wall units.

### PRINCIPAL BEDROOM

With window to the rear. Built in double wardrobe with double hanging rails and shelving. Radiator.

### EN SUITE SHOWER ROOM

With double width fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

With window to the rear, built in wardrobe, radiator.

### BATHROOM

With suite comprising panelled bath with electric shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail

### OUTSIDE

The property occupies an enviable position on the edge of this exclusive development. Allocated parking space and fabulous communal gardens bordered by the River Severn.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with 141 years remaining on the lease. The current yearly charges are; Ground Rent £300 annually and the Service Charge is £2,350 per annum. We would

recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected and would recommend this is verified during pre-contract enquiries.

#### 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 '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 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.

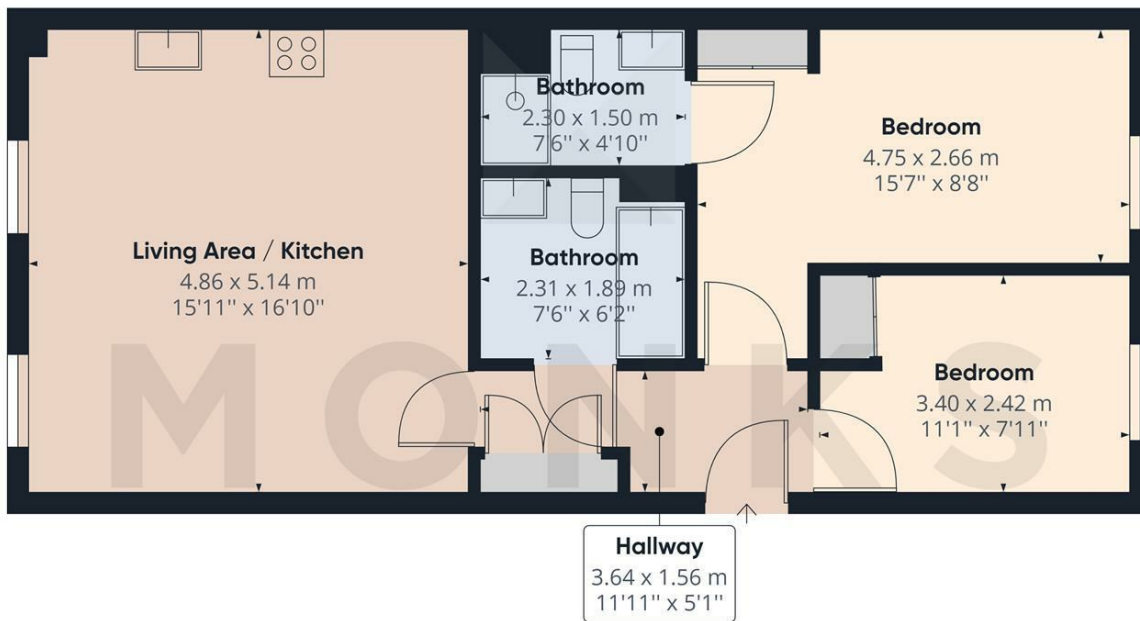
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home

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Approximate total area<sup>(1)</sup>  
656.06 ft<sup>2</sup>  
60.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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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) <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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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.
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