

# 7 Belgravia Court Abbey Foregate Shrewsbury SY2 6BW



**1 Bedroom Apartment**  
**Offers In The Region Of £135,000**

## The features

- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- SECURE COMMUNAL ENTRANCE HALL
- DOUBLE BEDROOM AND BATHROOM
- ALLOCATED PERSONAL PARKING
- VIEWING RECOMMENDED
- LOVELY SECOND FLOOR APARTMENT
- OPEN PLAN LIVING/DINING/KITCHEN
- LOVELY LANDSCAPED COMMUNAL GARDENS
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING B



**\*\*\* SPACIOUS ONE BEDROOM APARTMENT \*\*\***

An excellent opportunity to purchase this attractively presented apartment located on the Second Floor on the frontage of this popular development - perfect for first time buyer or investor.

Ideally placed for commuters with ease of access to the A5/M54 motorway network and being a short stroll from a range of local amenities, the Town Centre and Railway Station.

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

The property has the benefit of allocated parking and well maintained communal gardens.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

Ideally placed for commuters with ease of access to the A5/M54 motorway network and being a short stroll from a range of local amenities, the Town Centre and Railway Station.

### SECURE COMMUNAL ENTRANCE HALL

Door with entryphone system opens to the Entrance Hall with stairs leading to the Second Floor Landing.

### PERSONAL RECEPTION HALL

with secure communal entryphone system, wall mounted storage heater.

### OPEN PLAN LIVING/DINING/KITCHEN

A spacious open plan room naturally well-lit with pleasant aspect fronting onto Abbey Foregate. Media point. The Kitchen is fitted with range of units incorporating a ceramic hob and double oven. Space and plumbing for a washing machine and fridge-freezer. Two storage heaters.

### BEDROOM

A double room with window overlooking the rear. Wall mounted storage heater.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds. Wall mounted fan heater.

### OUTSIDE

The property occupies an enviable position on the edge of Belgravia Court with a front aspect over the Conservation area of Abbey Foregate. There are delightful landscaped communal gardens and a personal allocated parking space.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 199 year lease, with 174 remaining. However, the owner has a share of the freehold which will be transferred to the buyer and no ground rent is payable. The annual service charge is £1,260.44. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water and electricity are both 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 '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

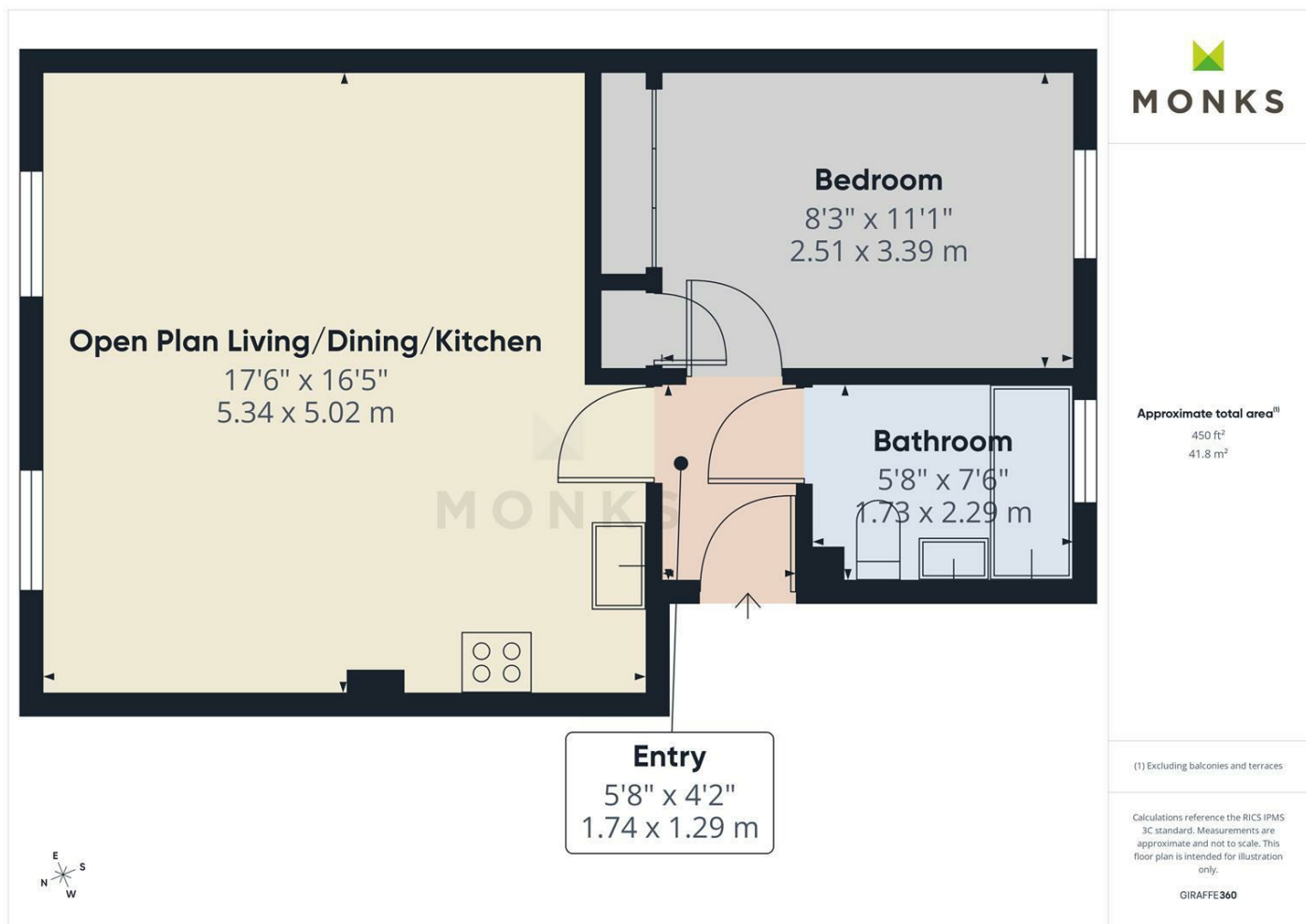
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 7 Belgravia Court Abbey Foregate, Shrewsbury, SY2 6BW.

1 Bedroom Apartment  
Offers In The Region Of £135,000





## 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) 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.
- 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.