

6 Saffron House Mill Road Shrewsbury SY2 6FR



2 Bedroom Flat
Offers In The Region Of £179,950

The features

- SPACIOUS 2 DOUBLE BEDROOM APARTMENT
- OPEN PLAN LIVING/DINING/KITCHEN
- VIEWS OVER THE REABROOK CONSERVATION AREA
- SECURE LOCK UP AND GO
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES AND THE TOWN
- ATTRACTIVELY FITTED BATHROOM
- ALLOCATED PARKING
- PERFECT FOR FIRST TIME BUYER
- EPC RATING C



***** EXCELLENT 2 BEDROOM APARTMENT *****

A great opportunity to purchase this immaculately presented, two bedroom Apartment – perfect for first time buyers or a lock up and go.

Occupying an enviable position in this most popular area, backing onto the Reabrook Conservation area with a lovely open aspect. There are excellent facilities on hand including shops, restaurants/public houses, cafe's, supermarkets, doctors, regular bus service and a pleasant stroll to the Town Centre and all its amenities. For commuters there is excellent access onto the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance Hall, lift and staircase access, personal Reception Hall, Living/Dining/Kitchen, 2 generous double Bedrooms and Bathroom.

The property has the benefit of allocated parking.

Offered for sale with no upward chain, viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the much sought after area of Abbey Foregate. Ideally placed for a range of local amenities including Supermarket, Shops, Schools, Restaurants and Public Houses. The property backs onto the Reabrook Conservation Area and is a pleasant stroll from the Cinema, Town Centre and all of its amenities. There is also ease of access to the A5/M54 motorway network.

SECURE COMMUNAL ENTRANCE HALL

Secure glazed door with entryphone system opens to the communal entrance with stair and lift access.

RECEPTION HALL

Door opens to Reception Hall with wall mounted heater and off which lead

OPEN PLAN LIVING/DINING/KITCHEN

Lounge/Dining area naturally well lit with two windows overlooking the front. Media point, wall mounted heater.

The Kitchen is fitted with white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated fridge/freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and eye level wall units. Tiled flooring and window to the side with lovely aspect over the Reabrook across to the Town.

BEDROOM 1

A good sized double room with window overlooking the front elevation, wall mounted heater.

BEDROOM 2

Another good sized double room with window overlooking the front elevation, wardrobe/airing cupboard, wall mounted heater.

BATHROOM

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

OUTSIDE

The property has the benefit of a personal allocated parking space and access to the gardens which are bordered by the Reabrook Conservation area.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with 237 years remaining on the lease. Service charge: £743

per quarter, Ground rent: £100 per year Includes: building insurance, communal maintenance, lift servicing, cleaning, sinking fund contribution. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected at the property.

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 `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.

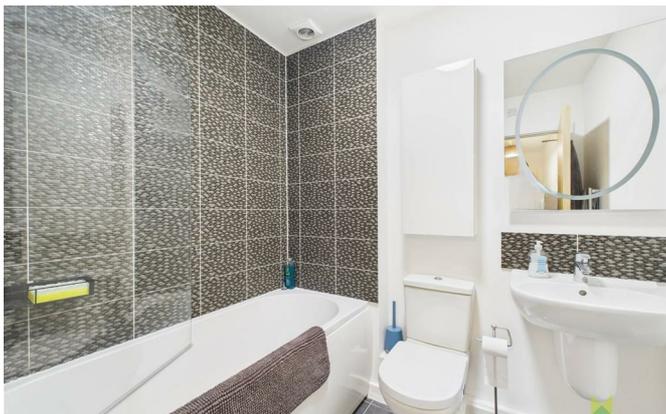
NEED TO CONTACT US

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

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Approximate total area^m
573 ft²
53.1 m²

(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	86

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	

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- 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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