



6 Priors Court, Monkmoor Road, Monkmoor, Shrewsbury,  
Shropshire, SY2 5BH

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £135,000**

Viewing: strictly by appointment  
through the agent

Situated on this small, modern development (which was originally constructed by Fletcher Homes). This is a spacious, well proportioned, bright and airy two double bedroom, modern first floor apartment. The apartment is located within this convenient residential location, close to riversides walks and leading to the Quarry Park, an excellent array of local amenities and the Shrewsbury town centre. Viewing is recommended. The accommodation briefly comprises of the following: Communal entrance hallway, communal first floor landing, entrance vestibule, hallway, spacious open plan bay fronted lounge diner / kitchen, master bedroom with en-suite shower room, further double bedroom with built-in mirror fronted wardrobe, bathroom, allocated car parking space within a residents car park, upvc double glazing, electric heating. Viewing is recommended.

The accommodation in greater detail comprises:

**Communal entrance doorway**

Gives access to:

**Communal hallway:**

Stars rise to:

**Communal first floor landing:**

Door gives access to:

**Entrance vestibule:**

Having radiator. Door to:

**Hallway:**

Having wall-mounted intercom system, radiator, wood effect flooring. Door from hallway gives access to:

**Spacious bay fronted open plan lounge / diner / ki**

25'8 max bay x 11'9

**The lounge / diner:**

Comprises: walk-in bay with three upvc double glazed windows, wood effect flooring, radiator, wall-mounted heated control panel.

**The kitchen area:**

Comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven and four ring electric hob, stainless steel cooker canopy over, fitted worktops with inset stainless sink drainer unit with mixer tap over, tiled splash surrounds (SPACE FOR APPLIANCES), wood effect flooring, cupboard housing pressurised water system.

From hallway doors give access to: Two double bedrooms and bathroom.

**Bedroom one:**

17'1 max into recess x 9'11 max

Having upvc double glazed window to front, radiator, built-in mirror fronted double wardrobe. Door from bedroom one gives access to:

**En-suite shower room:**

Having a double width tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, part tiled to walls, radiator, extractor fan to ceiling.

**Bedroom two:**

9'9 x 9'0

Having upvc double glazed window to front, radiator, built-in mirror fronted wardrobe.

**Bathroom:**

Having a three piece white suite comprising: Paneled bath with shower off taps, pedestal wash hand basin, low flush WC, part tiled to walls, shaver point, vinyl tiled effect floor covering, extractor fan to ceiling.

**Outside:**

To the outside there is ONE allocated car parking space within the residents car park to the rear.

**Services:**

Mains water, electricity and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Band: B**

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.

**Tenure:**

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 105 years  
Maintenance / service charge £ 986.71 (Per 6 months)  
Ground rent - £100.00 PA (Review date and price increase TBC)

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer:**


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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	

**FLOORPLANS**

