

# Town House 3 Lord Hill Gardens Abbey Foregate Shrewsbury SY2 6AX



3 Bedroom House - Townhouse  
Asking Price £655,000

## The features

- EARLY ENQUIRIES HIGHLY RECOMMENDED
- A MOST IMPRESSIVE TOWN HOUSE
- COMPLEMENTED BY CONTEMPORARY LIVING
- UNIQUE AND INDIVIDUAL ACCOMMODATION
- PERSONAL PARKING
- STUNNING CONVERSION OF GRADE II BUILDING
- BEAUTIFUL FEATURES RESTORED AND ENHANCED
- HIGH ENERGY INSULATION, UNDERFLOOR HEATING
- CHARMING GARDENS
- CONTACT JUDY@MONKS.CO.UK



Monks are delighted to bring to market on behalf of SY Homes – the transformation of this iconic landmark grade II Listed building of the original Lord Hill Hotel which will provide 3 stunning Town Houses each with their own beautiful landscaped Gardens and private parking.

Each home will be sympathetically restored, combining heritage and contemporary living in one, offering unique and individual accommodation which will be finished to an exceptional standard of finish which is now SY Homes feature trademark.

**Town House 3 – This charming 3 - 4 Bedroom Town House is naturally well lit from large sash windows and overlooks its courtyard gardens. Impressive Lounge, beautifully fitted Living/ Dining/ Kitchen, impressive Master Bedroom suite with Dressing Room and en suite, Guest Bedroom with en suite and further Bedroom and Bathroom**

**FOR FURTHER DETAILS PLEASE CONTACT [Judy@monks.co.uk](mailto:Judy@monks.co.uk). 07890 573553.**

## Property details

### DESCRIPTION

Purchasing at this early stage will allow our buyers to work with the developer on personalising their own interior.

To compliment the Town Houses will be a sympathetic scheme of Apartments, Duplex Homes and Penthouses which will enhance the development and further details of these will be available early 2022. This new luxury development is an optimum of restoration and modern day living in one. With today's lifestyle in mind each resident of Lord Hill Gardens will be able to enjoy exclusive access to an onsite private gym (TechnoGym installed and operated) fibre to the premises (FTTP) and interiors inspired by 21st century craftsmanship, these stunning townhouses and apartments really are dream homes.

For further details and to register your early interest please contact [judy@monks.co.uk](mailto:judy@monks.co.uk) 07890 573553

### LOCATION

Set in one of the most sought after Conservation Area's adjoining the Reabrook, with an excellent range of amenities on hand including vibrant eateries, the Town Centre, riverside and Railways Station being a short stroll away. Abbey Foregate combines heritage and contemporary living which compliments the choices of today's modern lifestyle.

### TENURE

We are advised the Town Houses are Freehold and would recommend this is verified during pre-contract enquiries.

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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.

### ENTRANCE HALL

Entrance Porch with door opens to Reception Hall with

### CLOAKROOM

Contemporary suite with complementary tiling from the stunning Porcelenosa range.

### LOUNGE

26'8" x 12'7" (8.15 x 3.84)

A lovely light room with windows to two elevations, media points.

### IMPRESSIVE LIVING/DINING/KITCHEN

26'8" x 11'11" (8.15 x 3.64)

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

13'3" x 11'5" (4.04 x 3.48)

### DRESSING ROOM

### EN SUITE SHOWER ROOM

7'8" x 5'10" (2.36 x 1.8)

### BEDROOM 2

13'4" x 12'11" (4.08 x 3.96)

### EN SUITE SHOWER ROOM

### BEDROOM 3

15'5" x 10'11" (4.72 x 3.35)

### BATHROOM

9'3" x 8'5" (2.84 x 2.58)

### OUTSIDE



## **Town House 3 Lord Hill Gardens, Abbey Foregate, Shrewsbury, SY2 6AX.**

3 Bedroom House - Townhouse  
Asking Price £655,000





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** sales.shrewsbury@monks.co.uk

**Click.** www.monks.co.uk

### Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.