



SAMUEL WOOD

Flat 1, 55 Abbey Foregate, Shrewsbury, SY2 6BQ

£800 Per Month



# Flat 1, 55 Abbey Foregate

Shrewsbury, SY2 6BQ



MANAGED BY SAMUEL WOOD. Refurbished ground floor apartment with garden, courtyard and private parking. Modern open-plan living, air-conditioning and convenient town location.

A refurbished ground floor garden apartment, positioned within this convenient and well-connected location at 55 Abbey Foregate, offering stylish, low-maintenance living with the added benefit of outside space and private parking.

Approached via steps rising from Foregate, the property opens onto a useful front forecourt with external storage. Internally, the apartment has been thoughtfully improved to create a smart and comfortable home, perfectly suited to modern living.

The accommodation includes a welcoming entrance lobby leading through to an impressive open-plan living/kitchen space, fitted with a newly appointed kitchen complete with sink unit, electric oven and hob. A standout feature is the newly installed air-conditioning system, providing both heating and cooling - ensuring comfort throughout the seasons.

An inner lobby provides additional storage and leads to a well-appointed shower room with enclosed shower. The double bedroom enjoys direct access to the rear courtyard, creating a pleasant connection to the outside space.

To the rear, there is a courtyard area with steps rising to a garden, which the tenant will have the enjoyment of, along with the valuable addition of a private parking space.

A very smart and well-presented apartment, ideal for tenants seeking a ready-to-move-into home with modern comforts and outdoor space.







## Directions

Long term let.  
Unfurnished.  
No smoking/vaping.  
Pets considered. / No Pets.  
EPC - C  
Council Tax Band – A  
Utilities- mains electric, mains water, mains drainage  
Parking situation – off road parking for 1 vehicle at the back of the property





## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)

[www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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