

FOR SALE

Flat A10, The Court, St. Marys Place, Shrewsbury, SY1 1DY

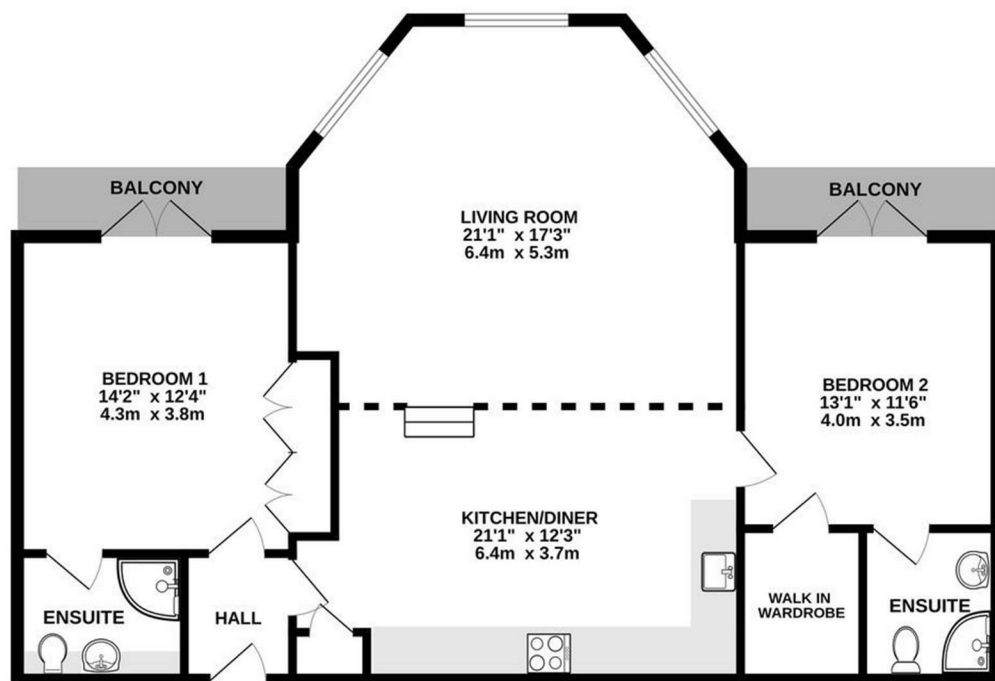


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Offers in the region of £400,000

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GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.

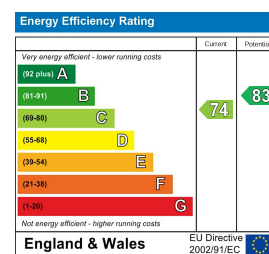


TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

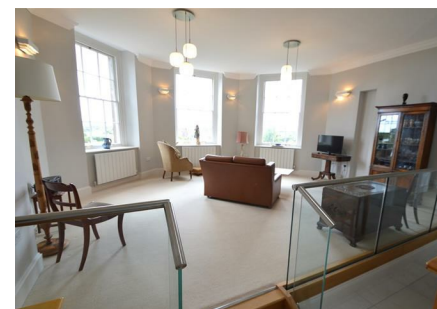
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales  
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Town centre location.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Prominent town position
- Comprehensively renovated
- Beautifully appointed
- Spacious light filled rooms
- Two balcony seating areas
- Lovely views

#### DIRECTIONS

From Halls Barker Street Office travel on foot up Pride Hill taking the right turn on to St Mary's Street, followed by the left turn onto St Mary's Place. The entrance to The Court is positioned to the right hand side of St Mary's shopping parade.

#### SITUATION

The Apartment is located in a most convenient and favoured part of the town with a full range of town centre amenities in close proximity. Shrewsbury itself offers a fashionable and extensive range of social and leisure facilities including restaurants and shops. Purchasers will be pleased to note there are a number of beautiful walks along the River Severn. The main railway and bus stations, are located within walking distance of the apartment.

#### DESCRIPTION

Flat A10 The Court has been greatly improved and extensively renovated by the current owner to provide a superb and highly appointed modern living environment. The property now benefits from a new fitted kitchen with numerous integrated appliances, complete redecoration, new floor coverings throughout, the installation of two brand new shower rooms and a new central heating boiler. The rooms are of pleasing dimensions throughout, with a feature open plan living dining arrangement, allowing an excellent entertaining space, together with three feature sash windows with far reaching views over the River Severn and beyond. There are two double bedrooms both of which have en-suite shower rooms. Outside, there are two private balcony seating areas offering an idyllic setting allowing full appreciation of the panoramic views.

#### ACCOMMODATION

Panelled entrance door leads into:

#### ENTRANCE HALL

With wall mounted telecom entry system. Ceiling cornice. Panelled door to:

#### FEATURE OPEN PLAN LIVING DINING KITCHEN

Kitchen Diner

With tiled floor (electric underfloor heating) and providing an impressive range of eye and base level soft close units comprising cupboards and drawers with granite work surfaces. A one and half bowl stainless sink unit with inset granite drainer and mixer tap over. Integral BOSCH electric oven and grill. Integral BOSCH microwave oven. BOSCH 4 ring induction hob unit with ELICA extractor hood over. Stainless steel splash. Integral fridge. Integral freezer. Base level cupboard with pull out drawers. Useful built in tall storage cupboard with overhead storage. Ceiling downlighters. A step then rises to:

Living Room

With attractive ceiling cornice. Three large sash windows providing a stunning far reaching panoramic views.

#### BEDROOM 1

Ceiling downlighters. Contemporary tall radiator. An extensive range of built in wardrobes. Twin glazed French doors leading on to a balcony with beautiful outlook.

#### EN-SUITE SHOWER ROOM

This has been refitted and provides a suite comprising low level WC with hidden cistern and wash hand basin set in vanity unit with storage cupboards under. Tiled splash. Eye level bathroom cabinet. Shower cubicle with mains fed Aqualisa power shower and inset tiling and splash screen. Heated towel rail.

#### BEDROOM 2

Ceiling cornice. Wall mounted contemporary radiator. Generous walk in wardrobe with hanging rail and extensive shelving. Twin glazed doors on to a second balcony seating area. Door to:

#### EN-SUITE SHOWER ROOM

Tiled floor. Providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under. Eye level bathroom cabinet. Corner shower cubicle with mains fed shower, inset tiling and splash screen. Heated towel rail. Fitted bathroom cupboard.

#### OUTSIDE

The property is approached off street to the front through a communal entrance door with a staircase or lift access to the first floor.

#### THE GARDENS

The apartment has the distinct benefit of two sun terrace balconies, each allowing for outdoor socialising and Al Fresco dining with further room for potted plants and allowing for full appreciation of the stunning far reaching views. In addition there is a Residents only seating area positioned to the ground floor.

#### GENERAL REMARKS

#### FIXTURE AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Leasehold. Length of lease: 149 Years. Service Charge £1,278.14 per annum. Buildings insurance £861.55 per annum. Sinking fund £1,914 per annum. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

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