



Apartment 1 Canonbury House, 10 Canonbury, Kingsland, Shrewsbury, SY3 7AH

Offers in the Region Of £499,950

Early Viewing of this fabulous, spacious, 3 bedroom apartment Is highly recommended. Situated in this highly sought after area with superb views over the Quarry and River Severn towards Shrewsbury town centre.. The immaculate accommodation includes Entrance Hall, Living/Dining Room, Kitchen, Utility, 3 Bedrooms, En-suite Shower Room and Bathroom. Within easy walking distance of the town centre, the Quarry, Shrewsbury's Award-Winning Market and Theatre Severn.



Apartment 1 Canonbury House, 10 Canonbury, Kingsland, Shrewsbury, Shropshire, SY3 7AH
Ref: 4742

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed entrance door.

Entrance Hall 5' 10" x 8' 9" (1.78m x 2.66m)

Wood effect vinyl flooring, vintage radiator, double glazed window to the side, built in storage cupboard for shoes, door to Bedroom 3, double doors to Kitchen.

Kitchen 16' 1" x 9' 11" (4.90m x 3.02m)

Wood effect laminate flooring, beautifully fitted with range of gloss fronted unit with granite worktop, inset 1 1/2 bowl sink unit, matching island unit with integrated 4 ring AEG hob with oven beneath, vintage radiator. high level windows providing natural lighting, arch way to Living Room.

Fabulous Living Room 21' 9" x 15' 4" (6.62m x 4.67m)

A gorgeous, spacious room with high ceilings, 2 vintage radiators, carpet, feature fireplace with stone surround, granite hearth and electric fire inset, wall and ceiling lights, windows span the width of the room with double doors lead to patio and giving fantastic views towards Shrewsbury over the River Severn and Quarry. Double doors lead to Master Bedroom.

Utility Room 8' 11" x 6' 10" (2.72m x 2.08m)

Fitted with range of gloss base and eye level units, granite work top, inset sink unit, space and plumbing for washing machine and dishwasher, built in storage cupboard, vintage radiator, wood effect vinyl flooring, door to Bedroom 2.

Master Bedroom 13' 5" x 15' 0" (4.09m x 4.57m)

A lovely room with carpet, vintage radiator, double glazed windows with views towards the town. River Severn and Quarry. Built in storage cupboard housing Worcester combination boiler.

En-Suite Shower Room 5' 6" x 9' 8" (1.68m x 2.94m)

Attractively fitted with white 3 piece suite including large fully tiled shower cubicle with mixer shower, wash basin and WC, extractor fan, useful shelved storage cupboard, heated towel rail.

Bedroom 2 12' 7" x 9' 3" (3.83m x 2.82m)

Carpet, large window/door providing access to patio, 2 internal high level windows providing natural lighting, vintage radiator.

En-Suite Bathroom 5' 7" x 6' 10" (1.70m x 2.08m)

Beautifully fitted with 3 piece white suite including 'P' shape bath with mixer shower, aqua boarding to wall areas and full height around bath, wash basin, WC, towel radiator, extractor fan.

Bedroom 3 11' 2" x 9' 5" (3.40m x 2.87m)

Carpet, built in single and double wardrobes, double glazed window to the side, vintage radiator.

Outside

Private patio area with railings providing space for alfresco dining, pathway to the side leads round to the main entrance door. Steps from the patio lead to communal car park with allocated parking space.

Lease Details

199 year lease – 179 years remaining. Service charge £2000 per annum

Council Tax Band D

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

Apartment 1, Canolfan House 25, Canolfan Salford, Greater Manchester M6 7 1AF	Energy rating D	Valid until 27 October 2028 Certificate number 8365-1152-4528-5127-8543
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Property type	Ground-floor flat
Total floor area	123 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-performance-certificate-requirements-for-landlords>

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

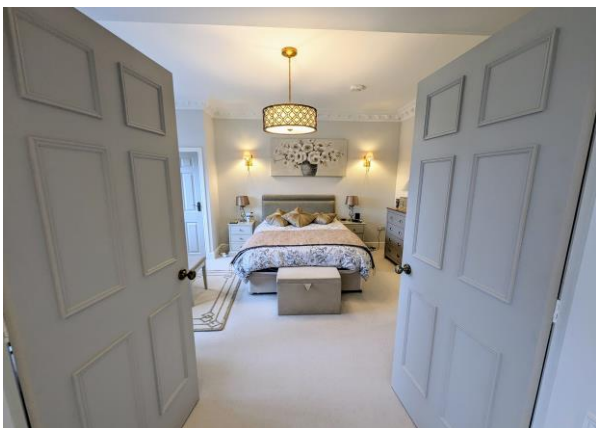
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8365-1152-4528-5127-8543>

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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage