



Zaza Johnson & Bath
Estate Agents

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15 St. Julians Crescent, Shrewsbury, Shropshire, SY1 1UD

£250,000

This impressive 2 bedroom first floor apartment enjoys an enviable town centre setting within the bridges, with river views. Accommodation provides: Entrance Hall, Generous Comfortable Living Room, Spacious Dining Area Opening Through To A Modern Kitchen, 2 Good Sized Double Bedrooms, Contemporary Bathroom, The Rare Benefit Of Both Garage And Driveway Parking. An Excellent Range Of Independent Shops And Eateries Within A Few Metres. Reluctant Sale Due To Relocation.



15 St. Julians Crescent, Shrewsbury, Shropshire, SY1 1UD

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

This superb 2 bedroom, first floor apartment enjoys a peaceful position overlooking the River Severn with the hustle and bustle of the town centre just a few steps away. Over the Greyfriars Bridge are a few shops and eateries close by and the property has the added benefit of both a garage and driveway.

Accommodation comprises

From the main landing, entrance door with security system.

Entrance Hall

2 built in storage cupboards.

Living Room 16' 2" x 11' 9" (4.92m x 3.58m)

A beautiful spacious, light and airy room with radiators and 2 double glazed windows with views to Greyfriars Bridge and the river.

Kitchen/Dining Room 16' 2" x 7' 2" (4.92m x 2.18m)

The attractive Dining Area has ample space for dining table, Radiator, double glazed window and views towards the town. The Kitchen Area opens from the Dining Room and is fitted with an excellent range of cream fronted units with laminated work tops, inset sinks unit, integrated electric oven and 4 ring hob with steel splash back and filter hood above, integrated dishwasher, ample space for further appliances. Cupboard housing gas fired central heating boiler, double glazed window with views towards the town.

Bedroom 1 17' 6" x 8' 5" (5.33m x 2.56m)

An excellent size room with ample space for Study Area. Double glazed window overlooks the river.

Bedroom 2 10' 8" x 6' 9" (3.25m x 2.06m)

A further double room with double glazed window looking back towards the town.

Bathroom

Fitted with 3 piece suite including bath with shower over, wash basin, WC, extensive tiling,

tilled flooring, heated towel rail, extractor, double glazed window.

Garage 19' 10" x 8' 2" (6.04m x 2.49m)

Large brick built Garage with up and over door and power supply.

Lease Details

The property is held on a 125 year lease from 01.01.2009 to 01.01.2134. 109 years remaining. The Ground Rent is £200 per annum and the Service Charge is £2775.46 per annum. The present Service Charge is higher than usual and reflects the extra charge for redecoration taking place this year. Last years Service Charge was £1770.66.

Outside

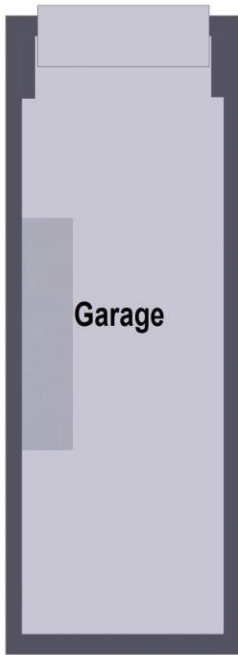
The property enjoys a Driveway which leads to Garage.

Council Tax Band B

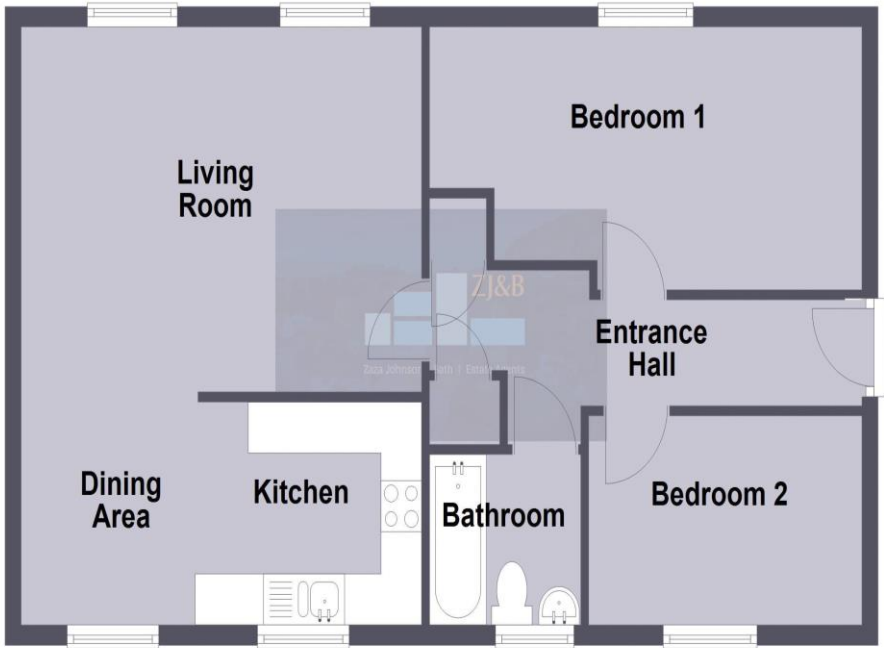
Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

12/2/24, 10:58 AM

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

English | Cymraeg

Energy performance certificate (EPC)

15 St. Julian's Crescent
20 000 000 000
811 110

Energy rating
B

Valid until:
19 August 2034
Certificate
number:
0283-0201-9604-3089-1914

Property type: Basement flat

Total floor area: 62 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>)

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B1 B
69-80	C		
55-68	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 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0283-0201-9604-3089-1914>

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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