



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



2 Chapel Court, St. Johns Hill, Shrewsbury, Shropshire, SY1 1JJ

Offers in the Region Of £189,950

*****ATTENTION INVESTORS***** Currently achieving £750 per calendar month is this lovely 1 bedroom town centre apartment with the rare benefit of a secure, gated parking space. Conveniently positioned for restaurants, theatre, shops and river walks. The attractive accommodation includes: Entrance Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom, Electric Heating. Viewing Highly Recommended.



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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

Entrance door to Communal Hall, staircase leads to First Floor Apartment.

Entrance Hall

Open Plan Living Space

Living Room 14' 11" x 11' 11" (4.54m x 3.62m)
2 sash style windows to the front, engineered oak flooring, wall and ceiling lights, electric radiator.

Kitchen Area 13' 7" x 9' 1" (4.14m x 2.78m)
Attractively fitted with grey gloss fronted units, solid oak worktops with inset sink unit, integrated oven and hob with stainless steel splash back and filter hood over, Integrated Whirlpool undercounter fridge with freezer box, ceramic tile flooring.

Bedroom 14' 7" x 8' 6" (4.44m x 2.60m)

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin and WC set to vanity unit with storage, wood effect laminate flooring, electric shaver socket/light.

Secure Parking Space

Accessed through double wrought iron gates.

Lease Details

199 year lease from 2007 - 183 years remaining.
Ground Rent £100 per annum

Council Tax Band A

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**

First Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Apartment 2 Chapel Court St. Johns Hill SHREWSBURY SY1 1JJ	Energy rating C	Valid until: 10 January 2030 Certificate number: 9308-8011-7259-6180-5290
Property type Mid-floor flat		
Total floor area 54 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy performance.		



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