



20A St Julians Friars, Shrewsbury, Shropshire, SY1 1XL

£150,000

Excellent location for the town centre and riverside walks, this 1 bedroom ground floor apartment forms part of a Grade II listed neo gothic style building and offers great character. Accommodation includes: Living Room, Kitchen, Double Bedroom With En-suite Shower Room. No Upward Chain.



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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

Stable door with glass inset.

Kitchen 7' 6" x 5' 3" (2.28m x 1.60m)

Laminated worktops, inset circular bowl, tile flooring, double radiator, wall mounted Worcester gas fired central heating boiler, high level window.

Living Room 11' 5" x 10' 6" (3.48m x 3.20m)

Feature arched window to one corner, exposed brickwork to walls, radiator, recess to useful Cellar and doorway to Bedroom.

Bedroom 8' 10" x 8' 5" (2.69m x 2.56m)

Double radiator, feature arch window to the front, exposed brickwork to one wall.

En-suite Shower Room

Fully tiled to 3 walls, fitted with shower cubicle, wash basin and WC, radiator.

Agents' Note

There is NO parking with this property.

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**

Ground Floor



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
20 St. Julians Friars SHREWSBURY SY1 1XL	Energy rating	Valid until:	18 May 2035
	D	Certificate number:	4000-4514-0022-7593-3553
Property type	Top-floor maisonette		
Total floor area	71 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 rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be C.		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.	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		



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