



## 3 Theatre Royal Apartments, Shoplatch, Shrewsbury, Shropshire, SY1 1HR

### Offers in the Region Of £160,000

An attractive one bedroom apartment located on the 1st floor of this prominent town centre property with excellent views towards Barker Street. Accommodation includes Entrance Hall, Living Room, Modern Kitchen, Double Bedroom and Modern Shower Room.  
No Upward Chain



### **3 Theatre Royal Apartments, Shoplatch, Shrewsbury, Shropshire, SY1 1HR      Ref: 4202**

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**

**Hall** 2' 11" x 14' 10" (0.89m x 4.52m)

**Living Room** 13' 0" x 14' 10" (3.96m x 4.52m)  
Double glazed window with views down Barker Street, electric panel heaters.

**Kitchen** 8' 2" x 8' 7" (2.49m x 2.61m)  
Nicely fitted with good range of units, laminated work tops, inset sink unit, integrated oven and hob with filter hood over, double glazed window.

**Bedroom** 8' 5" x 10' 9" (2.56m x 3.27m)  
Fitted wardrobe, double glazed window.

**Shower Room** 3' 9" x 6' 10" (1.14m x 2.08m)  
Attractively fitted with white 3 piece suites including shower cubicle, wash basin, WC, tiled walls, heated towel rail.

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



## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

3 Theatre Royal Apartments  
15 Shoplatch  
SHREWSBURY  
SY1 1HR

Energy rating  
**D**

Valid until: 7 June 2032  
Certificate number: 2692-6228-5410-0453-5206

Property type

Mid-floor flat

Total floor area

47 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.  
  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.  
  
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	77   C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.  
  
Properties are given a rating from A (most efficient) to G (least efficient).  
  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.  
  
For properties in England and Wales:  
  
the average energy rating is D  
the average energy score is 60



### **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**