



3 Chapel Court, St. Johns Hill

£199,995

SPENCER  
JAKEMAN

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

- A luxury one bedroom first floor apartment with gated allocated parking
- Located in the heart of the Shrewsbury centre
- Spacious well-lit living/kitchen with two large windows
- Well equipped contemporary kitchen with attractive tiling
- Modern family bathroom with white suite and feature tiling
- Main bedroom with built-in fitted wardrobes
- Secure communal entrance with intercom
- No chain

Located in the heart of the Shrewsbury Centre, sitting on one of the towns most prestigious streets, this high specification one bedroom apartment boasts well lit rooms and well-proportioned living accommodations throughout. The modern apartment benefits from secure gated parking where one allocated space is included and in brief the property comprises a communal entrance hallway which leads to an inner lobby. The main apartment door opens to a spacious internal entrance hallway, generous living/dining/kitchen room which offers a well equipped kitchen with useful breakfast bar whilst the living room has two large windows allowing light to flow through the entire room. The bedroom can be found off the entrance hallway which benefits from built-in sliding wardrobes and the attractive bathroom benefits from an eye-catching white suite with feature tiling and built-in vanity furniture. Viewing is highly recommended by the agent to appreciate the accommodation on offer and prime locality.





### Location

St John's Hill is situated within the much coveted "Loop" of the River Sever in Shrewsbury town centre where a wide range of independent retailers, high street names, an award winning market hall, cafés and restaurants, are all within minutes of the property. The house enjoys access to quiet walks along the riverbank and to the beautiful Quarry Park.

### Secure communal entrance with intercom

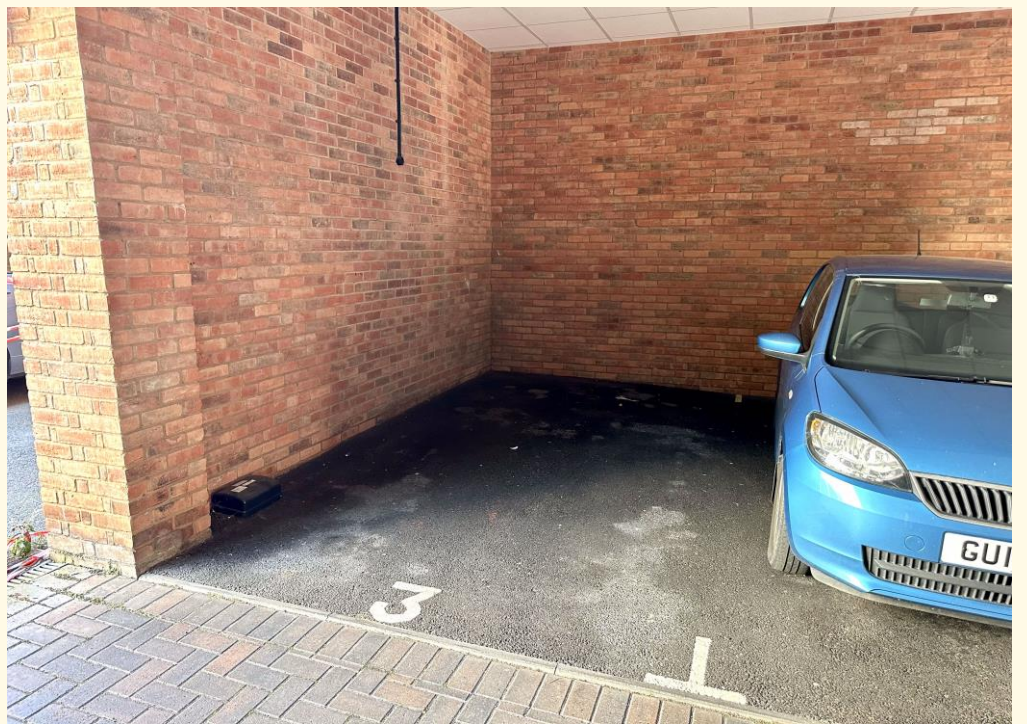
Open plan living/dining/kitchen room 27' 7" x 11' 10" (8.4m x 3.6m)

Bedroom One 14' 1" x 9' 6" (4.3m x 2.9m)

Family Bathroom

Gated allocated parking

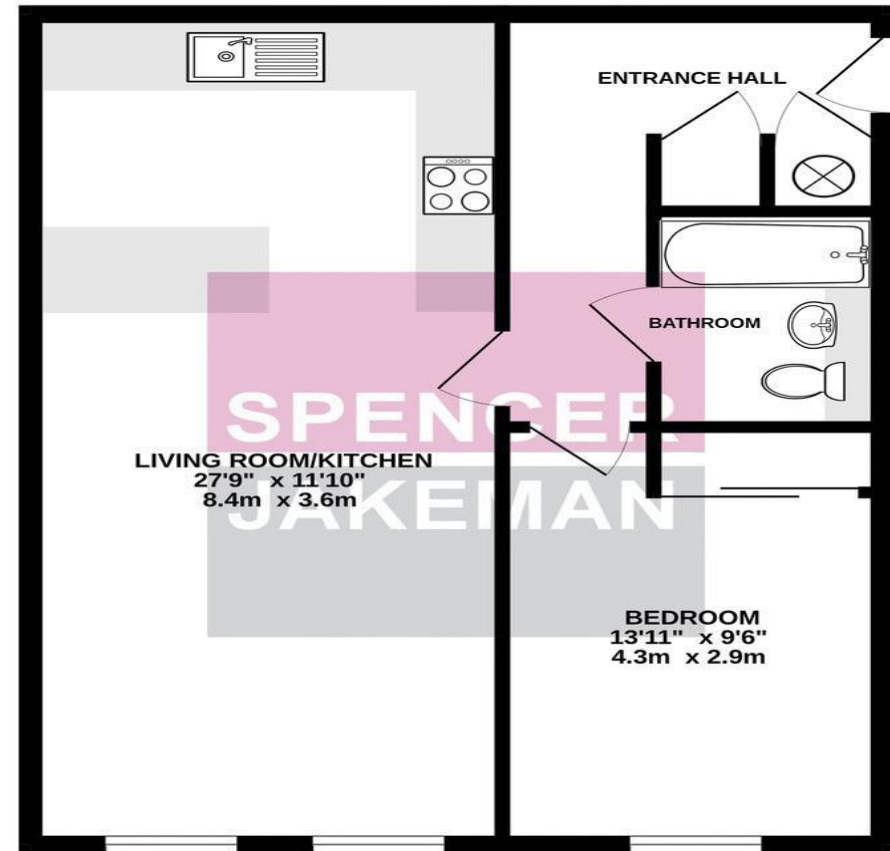




## NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we try to make our sales details accurate and reliable, Spencer & Jakeman does not

FIRST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)

Apartment 3 Chapel Court St. James Hill SHREWSBURY SY1 1JJ	Energy rating <b>C</b>	Valid until 16 July 2034
Property type Mid-floor flat		Certificate number 3006-0033-0822-3466-3343

Total floor area  
55 square metres

#### Rules on letting this property

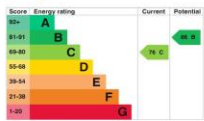
Properties can be let if they have an energy rating from A to E.

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

#### Energy rating and score

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

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



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

46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

[www.spencerjakeman.com](http://www.spencerjakeman.com)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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