



Apartment One,

26 Kennedy Road, Shrewsbury, SY3 7AB

asking price **£375,000**

SPENCER
JAKEMAN

Apartment 1, 26 Kennedy Road, Shrewsbury, SY3 7AB

- **Luxury character apartment retaining many original features**
- **Located in one of Shrewsbury most sought after location**
- **Striking high ceilings**
- **Well maintained communal gardens**
- **Off street allocated parking**
- **Two reception rooms**
- **No Upward chain**

Occupying one of Shrewsbury's most prestigious address's, this three bedroom character apartment boasts spacious accommodation throughout with striking high ceilings and well proportioned rooms. The high specification apartment must be viewed to appreciate the versatile accommodation on offer, with its own private secure access the property is located on the ground floor and in brief benefiting from gas central heating, large through entrance hallway, grand generous living room with feature windows and attractive fireplace, fully fitted kitchen, Separate formal dining room/third bedroom, two further good bedrooms with main bedroom having plenty of storage and benefit of an en-suite, light tasteful bathroom, garage and communal gardens for the residents to enjoy.





Location

The property is situated in this prestigious and much sought after fringe of town centre location, well placed within reach of excellent schools, including the revered Shrewsbury School and High School for Girls and within easy reach of the Shrewsbury by-pass with easy access to motorway links.

Private access to front door

Entrance Hallway

Reception room 16' 3" x 15' 3" (4.95m x 4.65m)

Shower Room

Bedroom One 13' 9" x 11' 10" (4.20m x 3.60m)

En-suite

Bedroom Three/Reception room 18' 3" x 15' 3" (5.55m x 4.65m)

Useful cellar/utility room 12' 0" x 10' 10" (3.65m x 3.30m)

Store

Detached single garage.

Two allocated parking spaces



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 give, nor does any Officer or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

Energy performance certificate (EPC)

Flat 1 Kingsland Court 28 Kennedy Road SHREWSBURY SY3 7AB	Energy rating E	Valid until 20 October 2031 Certificate number 2184-3919-1200-6209-7204
---	---------------------------	--

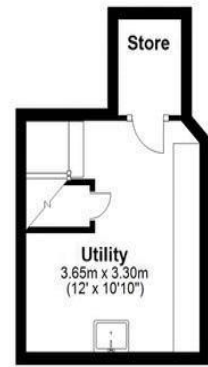
Property type
Basement flat

Total floor area
116 square metres

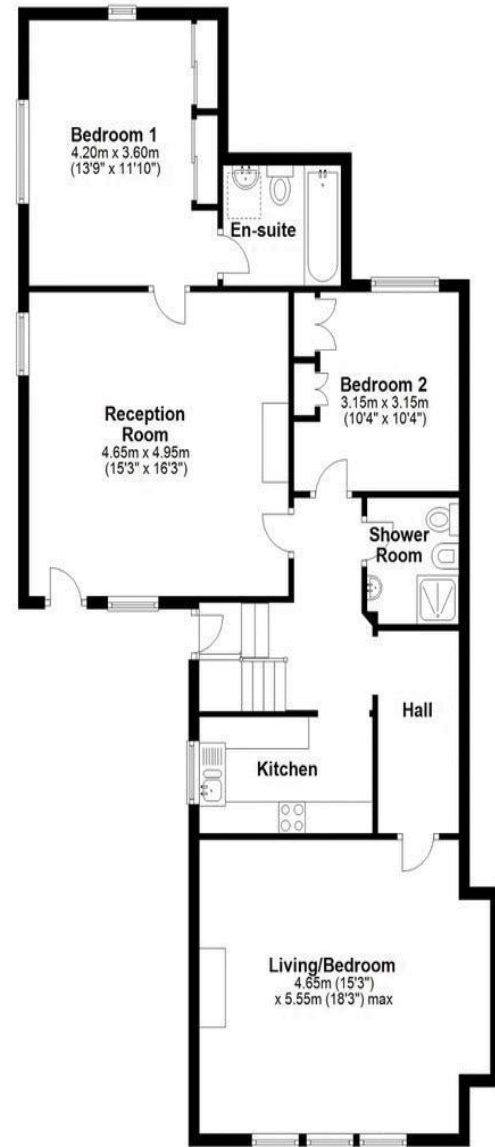
Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-letting-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-letting-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance.](#)

Basement
Approx. 13.9 sq. metres (149.9 sq. feet)



Ground Floor
Approx. 102.4 sq. metres (1102.5 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 sq. feet)

46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000
www.spencerjakeman.com

PRS
Property Redress Scheme

rightmove.co.uk
The UK's number one property website

CMP
Client Money Protect

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.