



The Garden Flat, £475,000

Kingsland Court, 26 Kennedy Road, Shrewsbury, SY3 7AB

**SPENCER
JAKEMAN**

The Garden Flat, Kingsland Court, 26 Kennedy Road, Shrewsbury, SY3 7AB

- Elegant character apartment renovated to the highest of standards
- Located in one of Shrewsbury most sought-after prestigious localities
- Tastefully presented with contemporary colours and with style oozing throughout
- Luxury bathroom and en-suite with Burlington fittings and feature eye catching tiling
- Offered for sale with a share of the freehold
- Private secluded courtyard ideal for outdoor dining
- Garage and two allocated parking
- Landscaped communal gardens for the residents to enjoy

Occupying one of Shrewsbury's most prestigious addresses, this high calibre apartment perfectly blends, historic charm with contemporary modern design and quality fittings. Offered for sale with a share of the freehold, this high specification apartment has been completely transformed by the current owners with tasteful décor and captivating features. Accessed by its own private entrance through a secluded enclosed courtyard, steps lead to the front door which flows to the entrance hallway where access to a useful cellar can be found which has been used as a utility and storage area. The modern kitchen can soon be found whilst travelling to one of the reception rooms which boasts attractive units, integral appliances and feature tiled splash back.



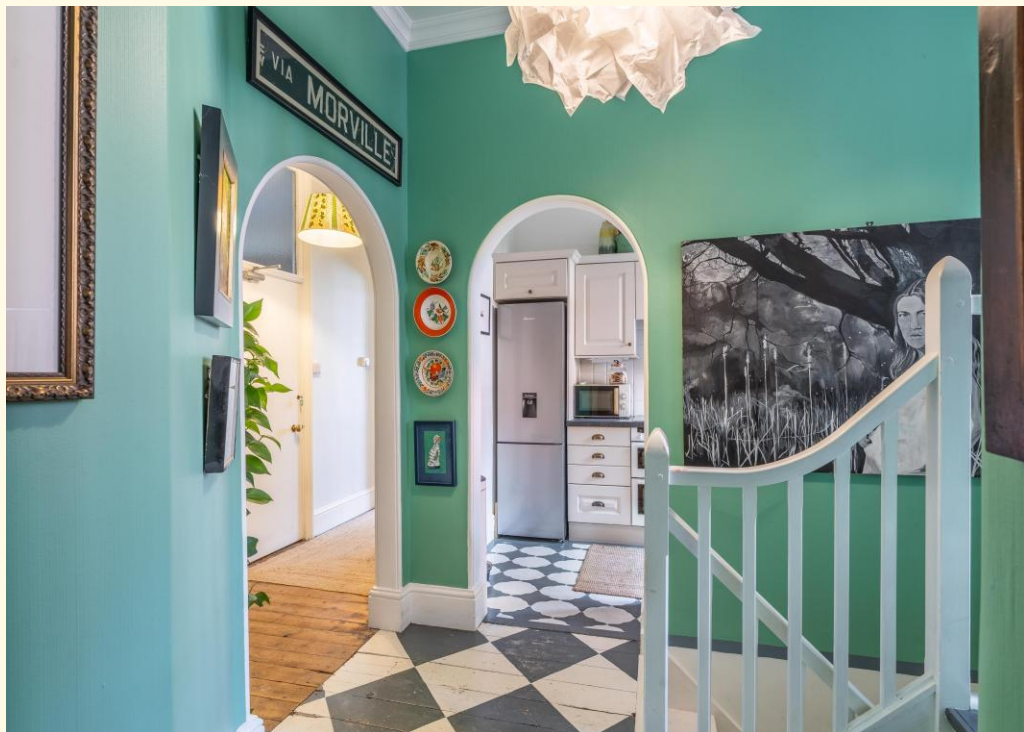


The spacious living room (which could also serve as a third large bedroom if required) sits on the front of the property with the large, captivating bay window allowing light to pour in and fill the room whilst a grand fireplace centers the room. Accessed from the hallway an exceptional presented shower room comprises a larger style shower tray with a traditional style vanity unit, mixer shower and W.C whilst striking tiling sets the room off well. The shower room serves the second bedroom which sits to the rear of the property. The second reception room benefits from a glazed door leading to a paved, south facing courtyard garden whilst the fireplace and chimney breast act as a perfect focal point for the room with alcoves ideal for furniture to personalise the space. The principle bedroom sits spaciouly to the rear of the property and has the benefit of an alluring en-suite with roll top bath, traditional vanity and W.C. with designer wallpaping and tiling. The grounds have been landscaped and are regularly maintained for the residents to enjoy, the property is sold with a garage and two parking spaces whilst visitor spaces are on offer. Viewing is recommended to appreciate the accommodation on offer.

Location

The property is situated in this prestigious and much sought after fringe of the town centre location, well placed within reach of excellent schools, including the much regarded 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)

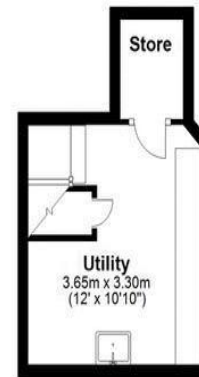
Useful cellar/utility room 12' 0" x 10' 10" (3.65m x 3.30m)

Store

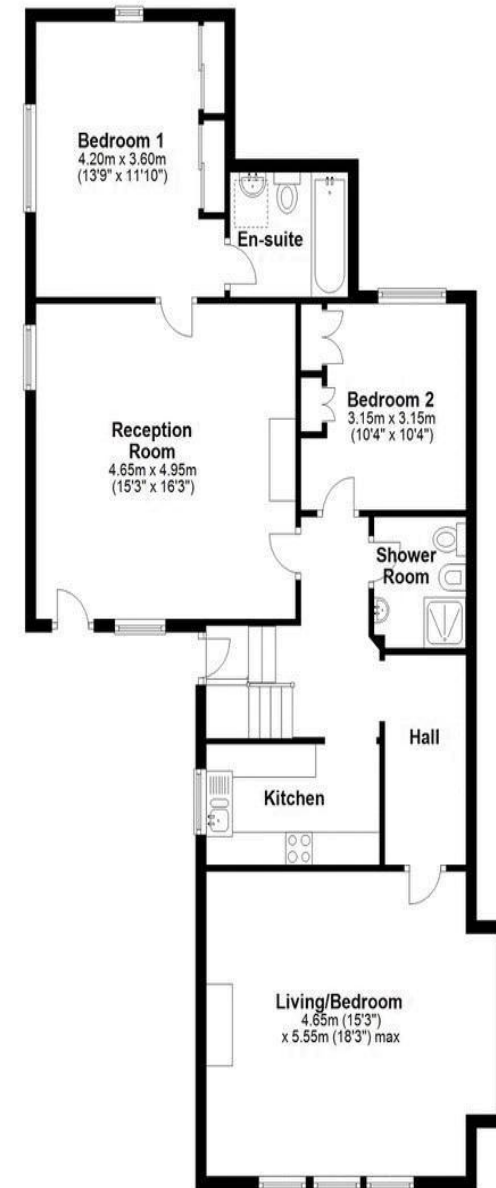
Detached single Garage



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)

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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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