



18 St Julians Mews £299,995

Williams Way, Shrewsbury, SY1 1AD

**SPENCER
JAKEMAN**

18 St Julians Mews Williams Way, Shrewsbury, SY1 1AD

- An immaculately presented, spacious apartment forming part of this high-quality gated complex
- Prominently located in the Shrewsbury centre with the Quarry, town centre and amenities on your doorstep
- Secure gated entrance and communal access with allocated parking
- Free-flowing airy accommodation throughout with sprawling through hallway providing access to living quarters
- Modern refitted shower room with feature tiling and separate attractive family bathroom with matching white suite
- Well-lit living room with stylish acoustic panelling
- Three double bedrooms with in-built storage
- Well-equipped contemporary kitchen/breakfast room

Forming part of this high quality and extremely well located complex, this immaculately presented and generously proportioned three bedroomed apartment occupies the second floor and enjoys a pleasant aspect towards the Quarry and the River Severn. The apartment occupies an enviable position, within this exclusive secure gated development, situated in a town centre location with a private allocated car parking space. The accommodation briefly benefits from, communal hallway/entrance with a secure intercom system, communal second floor landing, sprawling through reception hallway, spacious well-lit living room with feature acoustic panelling, contemporary well-equipped





kitchen/breakfast room, principle bedroom with high class refitted ensuite shower room and feature tiling, two further double bedrooms, family bathroom with matching white suite, partially boarded loft with fitted ladder, double glazing and gas fired central heating.

Location

The property is within easy reach of many major and independent amenities, riverside walks, the Quarry Park and has easy access to the Shrewsbury bypass linking up to the M54 motorway network.

Secure communal hallway

Through reception hallway

Living Room 14' 4" x 11' 8" (4.37m x 3.56m)

Modern kitchen/breakfast room 14' 11" x 8' 9" (4.55m x 2.66m)

Bedroom One 18' 1" x 8' 8" (5.5m x 2.64m)

En-suite

Bedroom Two 13' 9" x 11' 0" (4.19m x 3.35m)

Bedroom Two 12' 0" x 8' 9" (3.67m x 2.66m)

Family Bathroom

Outside

Within a secure residents carpark access via an electrically operated gate, there is one allocated car parking space and a range of communal seating areas.

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable: Approximate Length of lease remaining is 109 years Ground rent £200 per annum Ground rent review date and price increase TBC Service charge £2800 per annum

Council tax band C

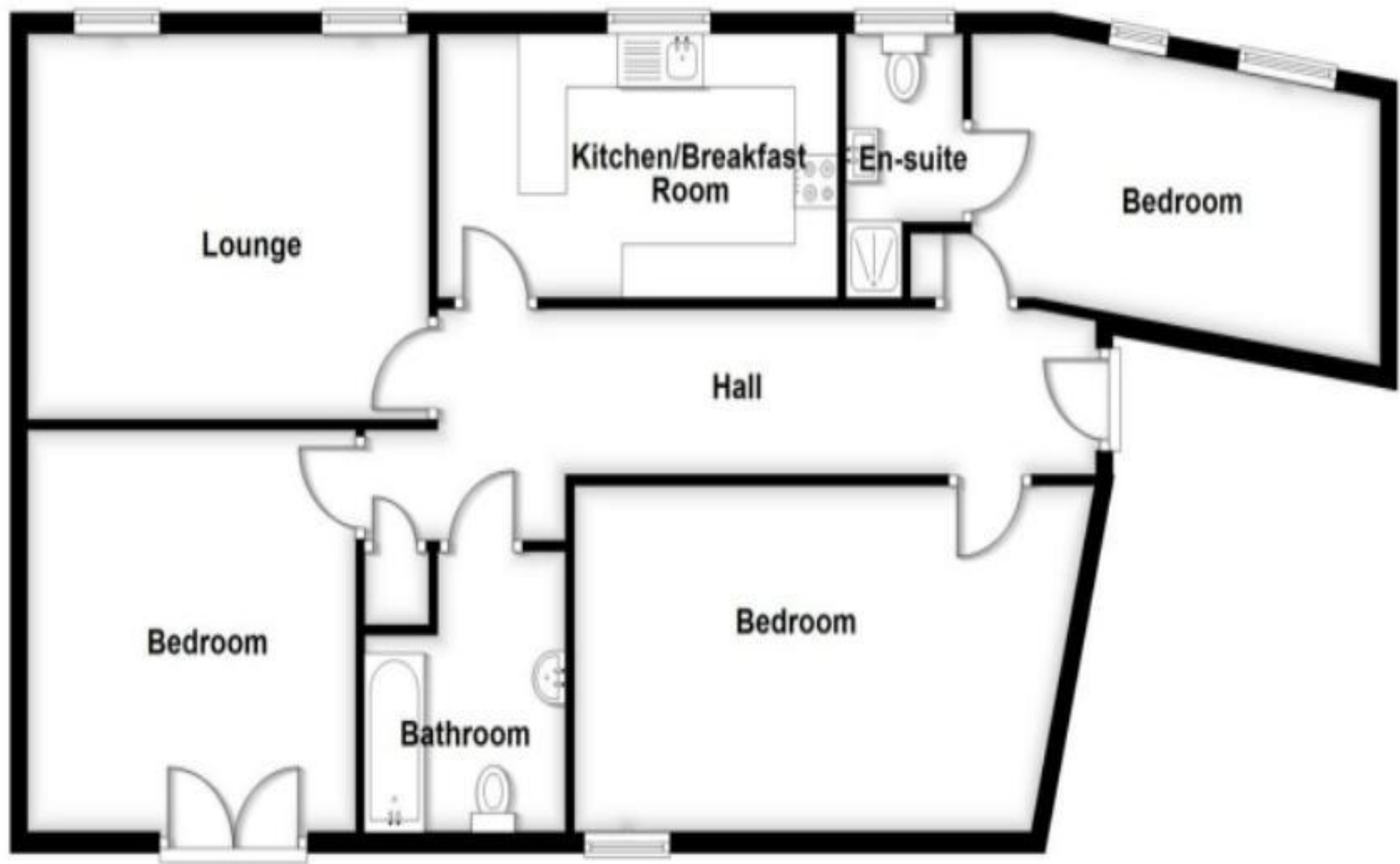
Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.





**TOP FLOOR
APARTMENT**





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.



46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

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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