



SAMUEL WOOD

Flat 2, Claremont Lofts 7A Claremont Street, Shrewsbury, Shropshire, SY1 1AF

Asking Price £154,000





Samuel Wood is delighted to offer for sale this well presented apartment on Claremont Street in Shrewsbury town centre. Benefitting from a well designed layout the apartment boasts contemporary spacious living in a fantastic location. Close to a plethora of great amenities including, shops, restaurants, bars, cafes, gyms, Shrewsbury Railway Station, The Quarry, colleges, beautiful river walks and practical road links. Viewing is highly recommended by the selling agent.

- Well Presented Town Centre Apartment
- Generous Floor Space
- Large Kitchen/Living Room
- Spacious Hallway
- Contemporary Bathroom
- Double Bedroom
- Sought After Location
- Long Lease
- Electric Heating
- EPC Rating C

Flat 2, Claremont Lofts, located on Claremont Street in the heart of Shrewsbury town centre, offers a spacious and modern one-bedroom first floor apartment ideal for individuals or couples. The property boasts a large entrance hall currently utilised as an office space, catering to those seeking a functional work-from-home environment. With its contemporary design, the flat includes a stylish bathroom featuring both a shower and a bathtub, providing comfort and convenience.

The apartment features a generously sized double bedroom, offering ample space for furniture and storage while maintaining a cosy and relaxing atmosphere. The living area is open-plan, combining a spacious lounge with a well-equipped kitchen. This layout creates a bright and sociable space, perfect for entertaining or enjoying quiet evenings at home. The overall design reflects modern living with a blend of functionality and comfort.

One of the standout benefits of the property is its long lease, with 140 years remaining, offering peace of mind for future ownership. Positioned in Shrewsbury's vibrant town centre, residents enjoy easy access to local shops, restaurants, and amenities, making it a prime location for those who value both convenience and a contemporary lifestyle.

Services: We understand that the property has mains electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold/Leasehold. It

should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 140 years remaining

Service Charges:

Ground Rent: £53.50 per month (Includes Service Charges & Ground Rent)

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



**Floor Plan**  
Floor area 54.2 sq.m. (584 sq.ft.)

**TOTAL: 54.2 sq.m. (584 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)

[www.samuelwood.co.uk](http://www.samuelwood.co.uk)