



SAMUEL WOOD

22a Chester Street, Shrewsbury, Shropshire, SY1 1NX  
Offers In The Region Of £200,000







# 22a Chester Street

Shrewsbury, Shropshire, SY1 1NX



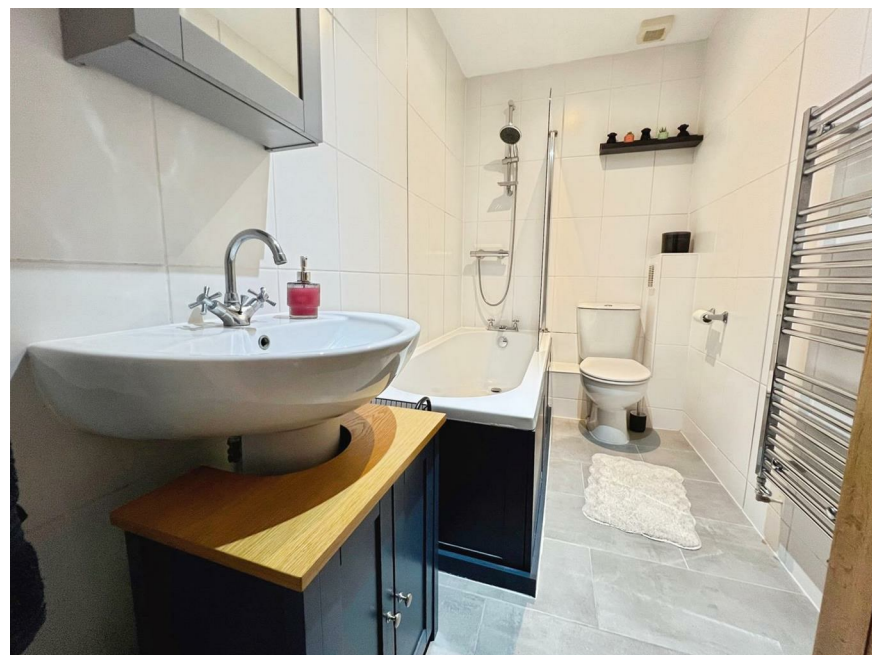
- Beautifully Presented Apartment Comprised Over Two Floors
- High Specification Bathroom
- Allocated Parking Space To Rear
- En-Suite Shower Room
- Electric Central Heating
- Open Plan Living Kitchen Area
- Two Generously Sized Bedrooms
- Prime Location Close To The Town Centre
- Long Lease Period Remaining
- EPC Rating D

**\*NO UPWARD CHAIN\*** Samuel Wood is delighted to offer for sale this beautifully presented multi floor apartment on Chester Street, Shrewsbury. Boasting a well designed layout comprised over two floors the property provides generous contemporary living spaces in a highly sought after town centre location. Complemented by an allocated parking space in the residents car park and practical bin storage. The apartment is nestled close to a plethora of amenities including, train station, shops, bust station, pubs, restaurants, cafes, gyms and pleasant river walks. Viewing is highly recommended by the selling agent.

22a Chester Street in Shrewsbury is a stylish two-bedroom apartment arranged over two well-designed floors, offering a modern and spacious living environment. Perfectly positioned in a prime location near the town centre, the property benefits from easy access to local shops, restaurants, and transport links, making it ideal for professionals, couples, or investors seeking convenience and comfort.

Upon entry, the apartment features a welcoming entrance hall that leads to a generously sized double bedroom, a contemporary high-specification bathroom, and an open-plan kitchen and living area. This living space combines functionality with modern aesthetics, offering a bright and airy atmosphere perfect for relaxing or entertaining. High-quality finishes and thoughtful design elements enhance the overall appeal of the home.

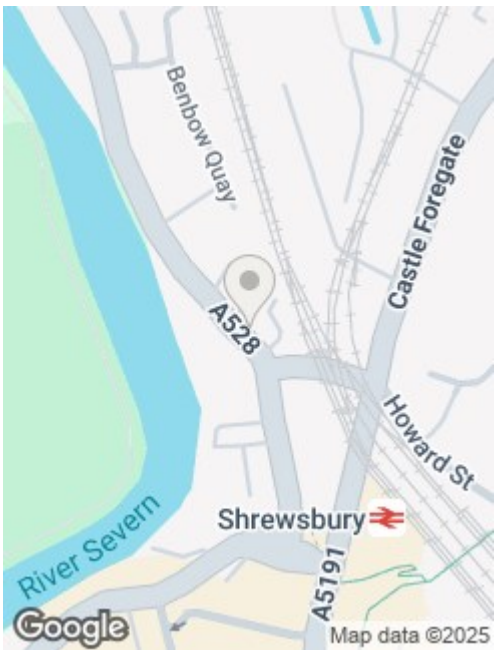
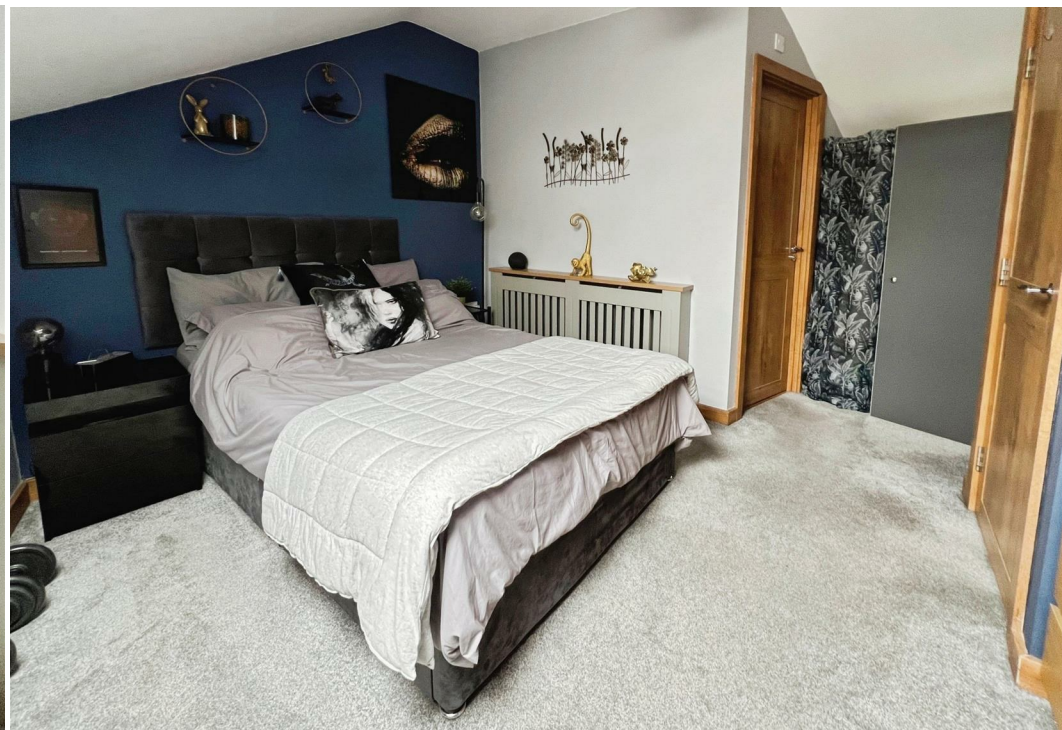
The upper floor is dedicated to a second double bedroom complete with an en-suite shower room and ample built-in storage, providing privacy and practicality. The apartment also includes an allocated parking space located in the rear car park, a valuable feature in such a central location. With its excellent layout, high-quality fittings, and sought-after location, 22a Chester Street presents a rare opportunity for stylish town-centre living.











## Directions

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

Broadband Speed: Basic 14Mbps, Superfast 134Mbps & Ultrafast 10,000Mbps

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

Flood Risk: Medium

Tenure: We understand the tenure is 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: 999 years

Service Charges: £600 per annum (includes Ground Rent)

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

Council Tax Band: B

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.

These details are awaiting final approval and may be subject to some changes.

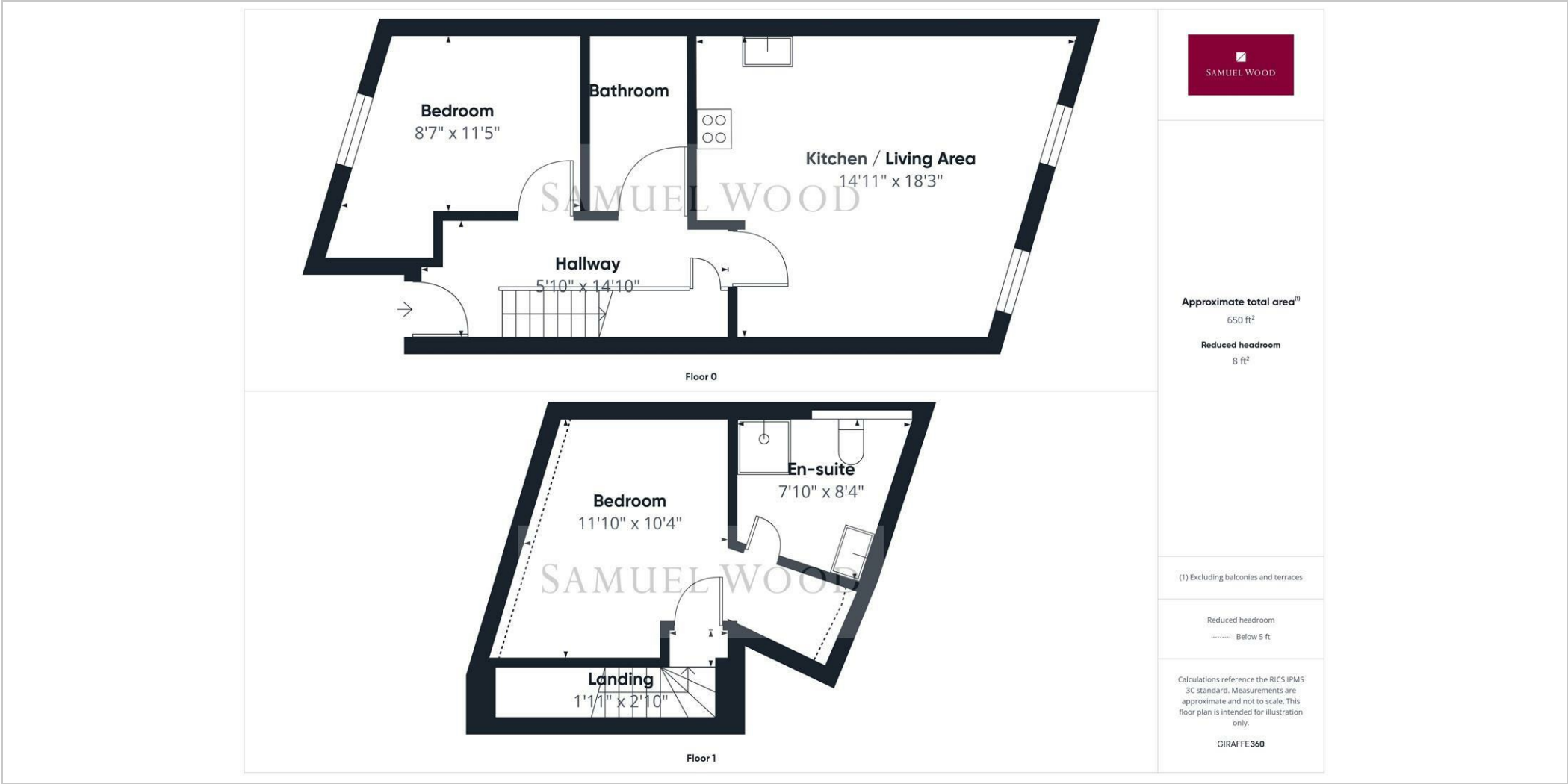












We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric 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

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