

Apartment 24 Albury Place Shrewsbury SY1 2ET



2 Bedroom Apartment
Offers In The Region Of £264,500

The features

- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- TWO DEDICATED PARKING SPACES
- SECURE GATED DEVELOPMENT
- IDEAL FOR FIRST-TIME BUYERS OR A PIED-A-TERRE
- NEARBY TO TOWN CENTRE FACILITIES AND AMENITIES
- LOW MAINTENANCE, STYLISH LIVING
- HIGH SPECIFICATIONS THROUGHOUT
- GENEROUS OPEN PLAN LIVING WITH HIGH CEILINGS
- TWO DOUBLE BEDROOMS, TWO LUXURY BATHROOMS
- ENERGY EFFICIENT WITH TRIPLE GLAZING & UNDERFLOOR HEATING (EPC RATING B)



A RARE FIND IN SHREWSBURY – STYLISH TOWN APARTMENT WITH TWO PARKING SPACES

This exceptional first floor apartment combines modern luxury with a standout advantage rarely found in Shrewsbury town centre: two private, allocated parking spaces. Whether you own two cars, want guaranteed guest parking, or simply value everyday convenience, this feature alone puts this property in a league of its own.

Built by SY Homes just over three years ago, this home is beautifully finished with an emphasis on elegance, comfort, and smart design. Ideal for first-time buyers, professionals, or anyone looking for a secure, low-maintenance base just a short stroll from Shrewsbury's shops, cafes, theatre, and train station.

Situated in Albury Place, a peaceful gated enclave right on the edge of the historic town centre.

Walk to everything—independent shops, award-winning restaurants, riverside walks, the Quarry, Theatre Severn, and the train station with direct links to Birmingham and London. Easy access to the A5/M54 for commuting.

The property has two personal parking space and features triple glazing, under floor heating throughout, Porcelanosa tiles, Villeroy and Boch sanitary ware, Sonos integrated sound systems.

Ideal for first-time buyers, those looking for a town "lock up and leave" home or an investment opportunity.

Property details

DESCRIPTION

Apartment 24 was constructed approximately 3 years ago and features high energy insulation with energy efficient triple glazing, gas central under floor heating. Stunning Nolte Kitchens which is fully fitted with a range of integrated appliances. The modern fabulous Bathroom features Grohe showers with drench heads, Villeroy and Boch contemporary vanity units and sanitary ware, Mirrored smart TV, Sonos intelligent speaker system and lovely Porcelanosa tiling.

LOCATION

Albury Place forms a stylish, secure courtyard development of Town Houses, Apartments and Penthouses situated on the edge of the Historic Town of Shrewsbury. A short stroll from the Railway Station and Town Centre which boasts a range of amenities including award winning Restaurants, Independent Shops and Stores, Supermarkets, Banks and Shopping Centres. For those who seek entertainment on hand is Theatre Severn which hosts local and national acts, The Old Market Hall cinema, a selection of wine bars, public houses and nightclubs along with the Cineworld complex. The Town is steeped with historic buildings including The Castle and there are lovely walks to the nearby famous Shrewsbury Quarry and along the beautiful riverside.

For commuters, the Railway Station is a stone's throw away where there is an excellent rail network with links to London. There is also ease of access to the A5/M54 motorway network.

OPEN PLAN LIVING AREA

An impressive open plan Living/Dining area naturally well lit with Juliette style Balcony and featuring beautiful porcelanosa tiled floor, media points and recessed ceiling lights.

KITCHEN

Fitted with an extensive range of contemporary Nolte units comprising cupboards and drawers with undermount sink and 20mm solid quartz work surfaces, matching up stands and under unit LED lighting. Integrated appliances include a microwave, oven, induction hob, dishwasher, fridge freezer, washer dryer and wine cooler. Window with fitted blinds to the front and completed with down lighters.

PRINCIPAL BEDROOM

With Juliette style balcony to the front and an excellent range of fitted wardrobes. Media points, fitted bedside and reading lights.

EN-SUITE SHOWER ROOM

Fitted with glass sliding shower cubicle, Grohe rain drench shower head, vanity unit fitted with sink with waterfall tap and WC suite. Illuminated mirror with shaving socket, LED lighting and complimentary tiling.

BEDROOM TWO

A generous double room with fitted wardrobe,, high level TV point, fitted bedside and reading lights.

BATHROOM

A luxuriously appointed suite comprising contemporary bath with waterfall tap, walk in shower cubicle with Grohe shower/drench head, free standing slipper bath, Villeroy and Boch wash hand basin set into vanity unit and WC with illuminated mirror above and smart TV. Fully tiled walls and flooring, heated towel rail.

OUTSIDE

The property is approached via an electric entry system controlled barrier and has the benefit of two allocated parking spaces. There is external communal storage for bikes.

TENURE

We are advised the property is Leasehold and subject to a 150 year lease, with 147 remaining. The annual ground rent is £225 and the annual service charge for the year ending 31.12.24 is £1,556.74. We would recommend this is verified during pre-contract enquiries.

GENERAL SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

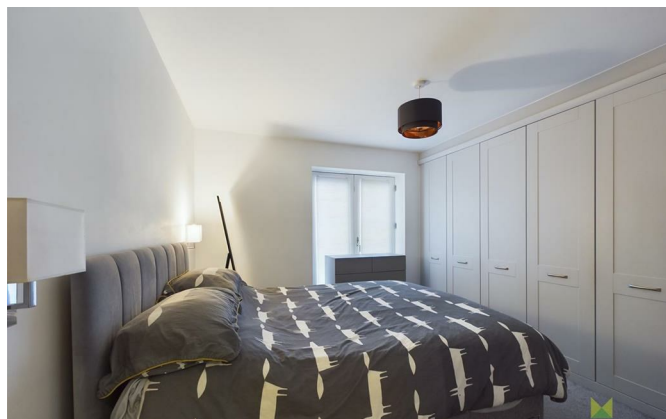
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

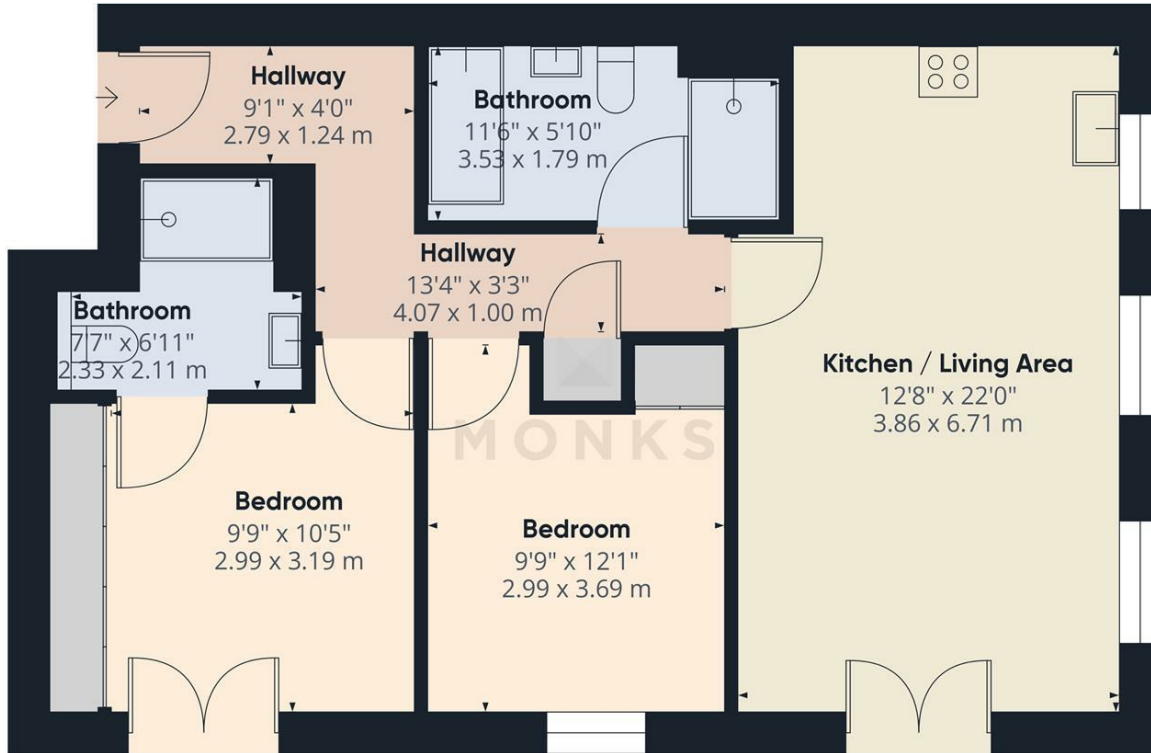
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area[®]
716.01 ft²
66.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.