

12 Albury Place, St. Michaels Street, Shrewsbury, SY1 2ET

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers Over £465,000

Viewing: strictly by appointment through the agent

Finished to exceptionally high specification, this is a deceptively spacious, instantly appealing and beautifully presented four storey ultra contemporary three double bedroom town house which offers great flexibility of space, bright and airy rooms along with bespoke fittings throughout. The property has a stunning roof terrace which offer panoramic views towards the Shrewsbury town centre and beyond and two allocated car parking spaces. 12 Albury Place forms part of a 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 etc. For commuter's the railway station is a stones throw away where there is an excellent rail network with links to London. Viewing is essential. The accommodation briefly comprises the following: Storm porch, reception hallway, cloakroom, contemporary kitchen with built-in Neff appliances, open plan living/dining area, first floor landing, guest bedroom, further bedroom and family bathroom, second floor landing, master bedroom with dressing room and luxury en-suite bathroom, glazed third floor landing, impressive roof terrace overlooking Shrewsbury town centre and beyond, two allocated secure car parking spaces, Storm porch, reception hallway, cloakroom, contemporary kitchen with built-in Neff appliances, open plan living/dining area, first floor landing, guest bedroom, further bedroom and family bathroom, second floor landing, master bedroom with dressing room and luxury en-suite bathroom, glazed third floor landing, impressive roof terrace overlooking Shrewsbury town centre and beyond, two allocated secure car parking spaces, private rear garden and roof top terrace , Sonos sound system, underfloor heating, triple glazing, gas fired central heating. Viewing is recommended. ,

Covered storm porch with bin store, composite entrance door gives access to:

Reception hallway

Door gives access to:

Cloakroom

Having low flush WC, vanity unit.

Door gives access to:

Useful store cupboard

Sliding door from reception hallway gives access to:

Luxury contemporary kitchen

15'4 x 7'4

Having a range of eye level and base units with fitted cupboards and drawers, Quartz worktops with inset stainless steel sink with a Quooker (instant boiling water tap), built-in appliances include: washer dryer, dishwasher, Neff four ring induction hob with extractor fan above, built-in Neff double oven and grill, built-in NEFF microwave above, floor to ceiling fridge freezer to either side, under-floor heating, built-in wine store, Worcester wall mounted gas fired central heating boiler, concealed lighting under wall units.

Doors give access to:

Open plan living/dining area

17'9 x 14'8

Having triple bi-folding doors leading out onto enclosed rear gardens, built-in Sonas sound system to ground floor, useful under-stairs storage cupboards, TV aerial point.

Stairs case from reception hallway gives access to:

First floor landing

Having radiator, airing cupboard complete with hot water cylinder.

From first floor landing doors give access to: Two bedrooms and family bathroom.

Guest bedroom

14'8 x 11'4

Having two triple glazed windows to rear, radiator, range of bedroom furniture, two wall light points.

Bedroom

14'8 x 9'2

Having two triple glazed windows, radiator. two wall light points.

Family bathroom

Comprising: free standing bath, large walk-in shower cubicle, low flush WC, vanity unit, two heated towel rail, fully tiled to walls, shaver point.

From first floor landing stairs rises to:

Second floor landing

From second floor landing door gives access to:; Master bedroom, dressing room and luxury en-suite bathroom.

Master bedroom

14'8 x 11'4

Having two triple glazed windows to rear, radiator, two wall light points

Dressing room

Having floor to ceiling fitted wardrobes to both sides of walk-way. Sliding glazed pocket door gives access to:

Luxury en-suite bathroom

14'0 x 9'2

Having featured free standing bath with taps and shower to side, large open ended glazed walk-in shower cubicle, vanity unit, heated towel rail, two triple glazed windows, WC with hidden cistern, shaver point, TV to wall, fully tiled to walls.

From second floor landing stairs rise to:

Glazed third floor landing

Which gives natural light back down to second floor landing.

Door gives access to:

Impressive roof terrace

Having paved terrace with stunning views over the Shrewsbury town and beyond.

Outside

The property has two secure allocated car parking spaces, small front garden, secure bin store, pedestrian access which leads to the private enclosed rear paved garden.

AGENTS NOTE

The vendor has informed us of a maintenance charge of £400 per annum for the up keep of the development.

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.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

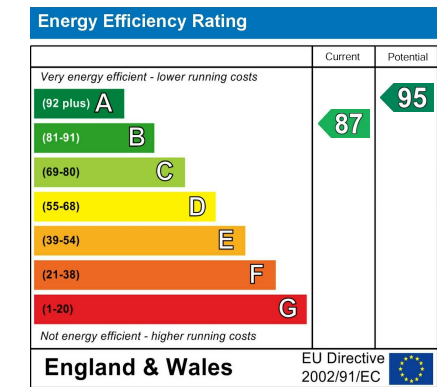
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

