

24 Albury Place, St. Michaels Street, Shrewsbury,  
Shropshire, SY1 2ET

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SY1 1QJ

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**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

**Offers In The Region Of £254,000**

Viewing: strictly by appointment  
through the agent

t: **01743 357000**  
e: **sales@hbshrop.co.uk**



A highly contemporary, spacious, and well presented two double bedroom first floor apartment (having TWO allocated car parking spaces), offering a fantastic bespoke interior, with high end contemporary fittings throughout. Albury Place is a select and secure modern gated development located on the fringe of the medieval town Centre of Shrewsbury which takes full advantage of the many amenities, restaurants, bars etc that the county town of Shrewsbury has to offer. Commuters will be pleased to know that the Shrewsbury railway station is within a 5 minute walk away, along with readily accessible access to the local by-pass which links up to M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises: Communal entrance hallway with camera entry system with communal lift and stairs giving access to first floor, reception hallway, impressive open plan lounge / diner / kitchen, with Juliette style balcony. (the kitchen area has fitted appliances and quartz worktops), two double bedrooms both with fitted wardrobes and one modern en-suite shower room, contemporary luxury bathroom with stunning free standing bath and smart TV, triple glazed windows throughout, underfloor gas fired central heating and TWO allocated car parking spaces. The property was originally built by project of the year 2002 winners SY HOMES and has been finished to an exceptionally high standard throughout. Viewing is essential.

The accommodation in great detail compromises:

Secure video intercom system gives access to:

#### **Communal hallway**

Stairs and lift rise to communal first floor landing door then gives access to:

#### **Reception hallway**

Having tiled floor with underfloor heating, part shelved storage cupboard, recessed LED spotlight to ceiling and wall mounted digital heating control panel. Door from reception hallway gives access to:

#### **Stylish open plan lounge / diner / kitchen**

22'2 x 12'9

The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset stainless steel sink with mixer tap over, cupboard housing Worcester gas fired central heating boiler, integrated Neff oven, Neff microwave, integrated fridge/freezer, washer/dryer, dish washer, four ring Neff induction hob with concealed cooker canopy over. triple glazed window, tiled floor, wine rack and wine cooler. The lounge dining area comprises two triple glazed windows to side, LED recess spotlights and speak to ceiling, tiled floor with underfloor heating, triple glazed French doors giving access to a contemporary Juliette style balcony.

From reception hallway doors then give access to two double bedrooms and stylish bathroom.

#### **Bedroom one**

10'5 x 9'9

Having a comprehensive range of fitted wardrobes with double hanging rails, triple glazed French doors giving access to Juliette style balcony, underfloor heating and two wall light points.

Door to:

#### **Modern en-suite shower room**

Having double width walk-in tiled shower cubicle with drench shower over plus handheld shower attachment off, wash hand basin with mixer tap over and storage cupboard below, wc with hidden cistern, fully tiled to walls, mirror fronted bathroom cabinet, tiled floor with underfloor heating, LED recess spotlights and extractor fan to ceiling.

#### **Bedroom two**

9'10 x 9'9

Having triple glazed window to front, two wall light points, fitted double wardrobe, TV aerial point and underfloor heating.

#### **Stylish bathroom**

Having a modern four piece suite comprising: Walk-in double width tiled shower cubicle with drench shower over plus handheld shower attachment off, wash hand basin set to vanity unit with mixer tap over, low flush wc with hidden cistern, contemporary free standing bath with fountain affect mixer tap over plus wall mounted handheld shower attachment, Watervue integrated TV, wall hung heated chrome style towel rail, fully tiled to walls, recess spotlights and extractor fan to ceiling.

#### **Outside**

24 Albury Place has the added and rare advantage of having two allocated carparking spaces within this secure gated 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.

#### **Council Tax Band**

As taken from the Gov.uk website we are advised the [property is Band C - again we would recommend this is verified during pre-contract enquiries.

#### **Tenure**

We are advised that the property is leasehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries. The vendor/s have informed us these details/charges apply:  
Approximate length of lease remaining is 143 years  
Service charge is £1,500 per annum  
Ground rent is £225 per annum  
Ground rent review date is in 2029 and the price increase is TBC

#### **Agents note - Ground Rent**

The ground rent is currently set at £225 per annum and remains fixed at this rate until 31 December 2029. The lease

includes a rent review mechanism, but this only applies every ten years starting from 1 December 2029.

Therefore, the next scheduled review will be in December 2029, and any increase at that time will be calculated in line with the Retail Prices Index (RPI).

#### **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.

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

## FLOORPLANS

### Ground Floor

