



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Apt D, Haycock House, 1 College Hill, Shrewsbury,  
SY1 1LT**

**£160,000 Region**

To view this property please call us on **01743 236 800** Ref: T7684/SL/KQ

# A spacious and well presented, one bedroom leasehold ground floor apartment.

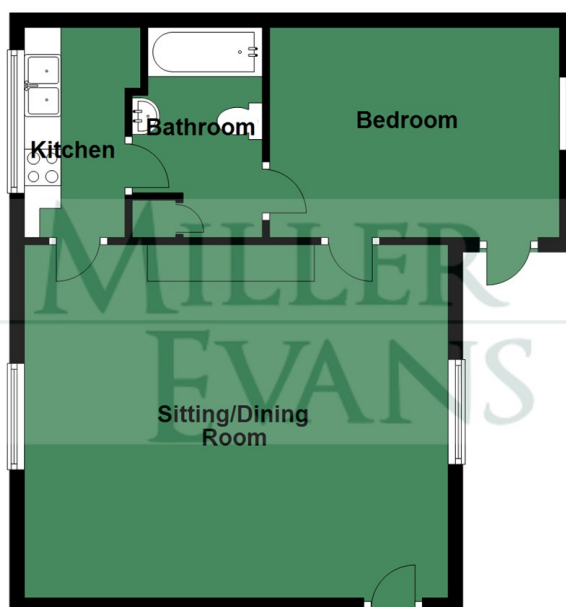
This spacious one bedroom apartment provides well planned and well proportioned accommodation throughout. The main reception room boasts elegant Georgian proportions with many original features including original folding shutters to the windows, moulded cornice, picture rail and fireplace with surround and mantel, spacious bedroom with glazed door to a small patio area, bathroom and well appointed galley kitchen. The property benefits from electric heating.

The property occupies an enviable town centre location, with views over the gardens towards St Chads, situated in the heart of Shrewsbury's town centre, adjacent to fashionable bars and restaurants, boutique style shops, the Quarry Park and Dingle Gardens and Theatre Severn and Shrewsbury railway station. Viewing is highly recommended.



## FLOOR PLANS

**Floor Plan**  
Approx. 553.8 sq. feet



Total area: approx. 553.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



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## INSIDE THE PROPERTY

**LARGE SITTING ROOM / DINING ROOM**  
15'10" x 19'0" (4.83m x 5.79m)

### KITCHEN

9'5" x 6'7" (2.87m x 2.00m)  
Fitted with a range of matching units

### BEDROOM

9'5" x 13'0" (2.87m x 3.96m)  
Door to rear patio.

### BATHROOM

Panelled bath with shower  
Wash hand basin, wc  
Washing machine

## OUTSIDE THE PROPERTY

There is a small enclosed rear patio.

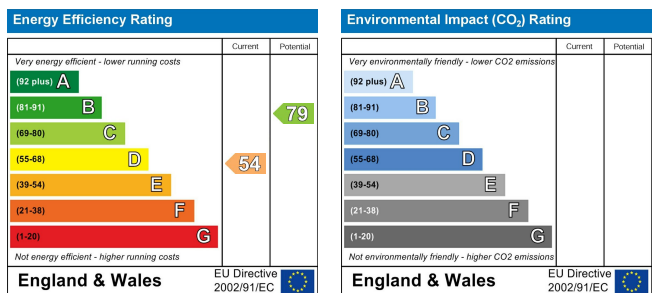


## HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury up Wyle Cop and onto the High Street. Turn left onto Milk Street. Turn right onto Princess Street and follow the road around onto College Hill, where Haycock House will be found in the corner.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected.

### TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: A

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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