



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

36 Lower Blackfriars Crescent, St. Marys Water Lane,
Shrewsbury SY1 2BA

£365,000 Region

To view this property please call us on 01743 236 800 Ref: T7738/SL/MU

A stunning and well appointed, 2 bedroomed first floor Leasehold apartment with roof terrace and parking, situated in an enviable secluded town centre location.

This two bedroom apartment is presented by the current owners to an exacting standard and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions, in particular the attractive sitting room/dining room with French doors opening onto a balcony with balustrade and further French doors allowing access onto a spacious roof terrace/garden. The apartment benefits from double glazing and electric night storage heating.

Blackfriars Crescent is an impressive and prestigious town centre development occupying an enviable and secluded position adjacent to river walks, yet within minutes of the main town centre within its major shopping thoroughfares, fashionable bars and restaurants, the Theatre Severn and the Shrewsbury Railway Station.



INSIDE THE PROPERTY

From the first floor landing a panelled door allows access to the:

ENTRANCE HALL

ATTRACTIVE AND SPACIOUS SITTING ROOM / DINING ROOM

25'11" x 17'5" (7.90m x 5.31m)

A delightful through room with fireplace feature
French doors allowing access to a balcony with balustrade
enjoying river views towards the English Bridge
Glazed French doors to a enclosed roof garden/terrace

BALCONY

1'10" x 5'3" (0.56m x 1.59m)

NEATLY APPOINTED BREAKFAST KITCHEN

11'9" x 10'6" (3.58m x 3.20m)

Fitted with a range of matching modern units.

BEDROOM 1

11'9" x 17'9" (3.58m x 5.41m)

Range of built in wardrobes with sliding doors

EN SUITE SHOWER ROOM

With walk in shower

Hand basin, WC

BEDROOM 2

9'6" x 10'6" (2.90m x 3.20m)

With 2 double door built in wardrobes

PRINCIPAL BATHROOM

Neatly appointed with a modern panelled bath with shower

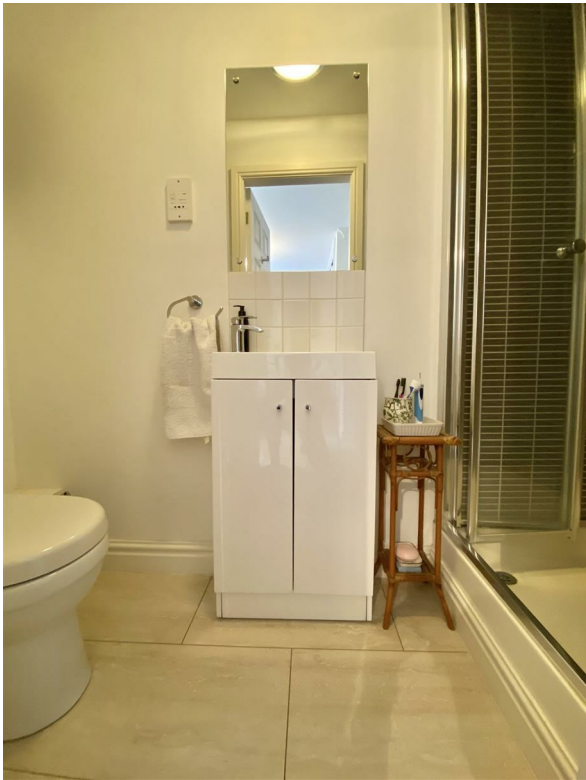
Hand basin, WC

OUTSIDE THE PROPERTY

Private allocated parking space and a delightful COMMUNAL MEADOW which is owned by the residents of Blackfriars Crescent and is solely for their use. The grounds extend to approximately 1 acre and provide attractive seating areas with river views with the English Bridge in the distance.

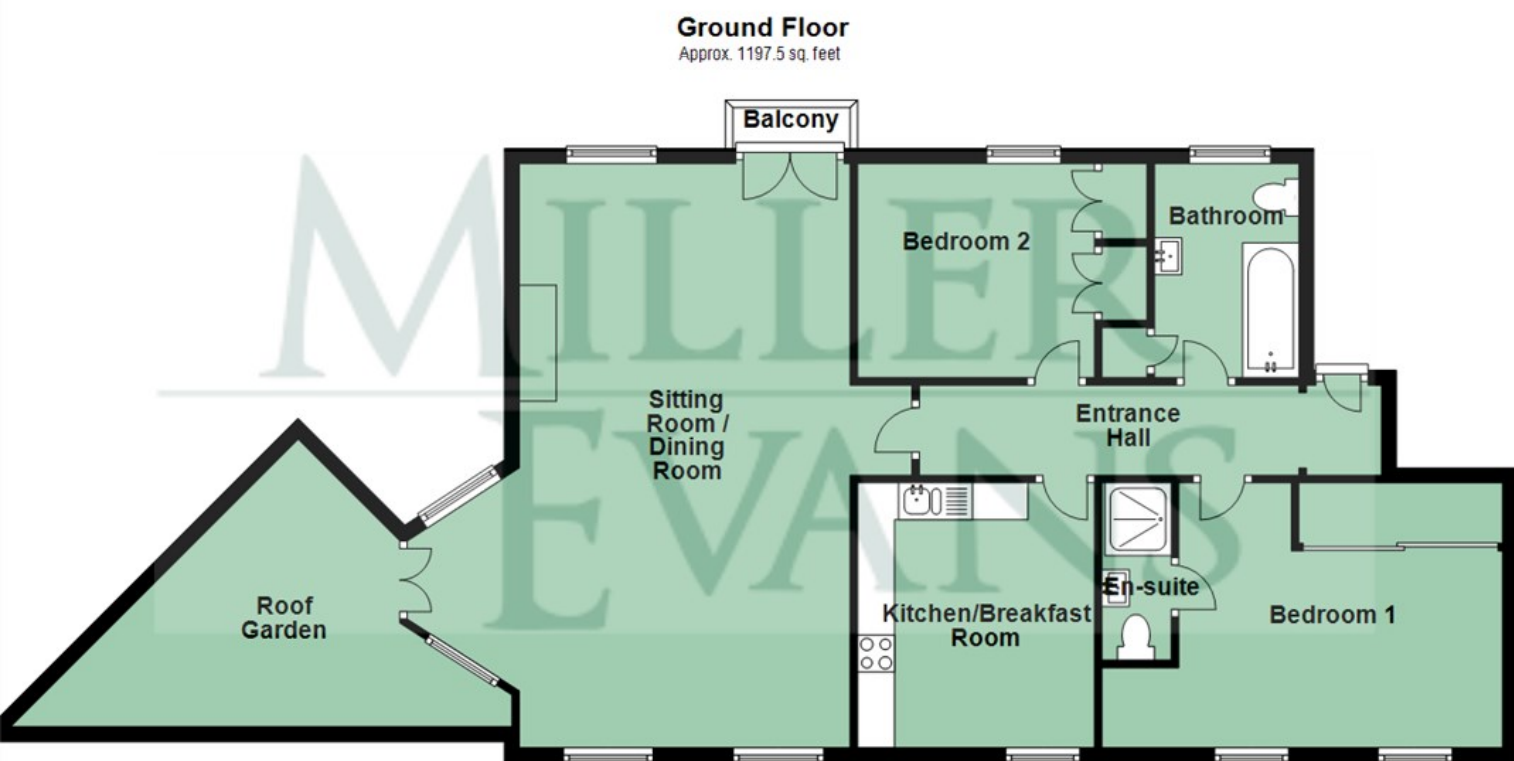








FLOOR PLANS ...



Total area: approx. 1197.5 sq. feet

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



HOW ENERGY EFFICIENT IS THIS PROPERTY?

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	

SERVICES

We understand that mains water, electricity and 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: E

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.

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4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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