



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Apartment 5, 36 St. Johns Hill, Shrewsbury, SY1 1JQ

**Offers In The Region
Of £425,000**

To view this property please call us on **01743 236 800** Ref: T7927/WM/lrd

An elegant, spacious and beautifully appointed two bedroom town centre apartment

This spacious, first floor, two bedroom apartment provides well planned and well proportioned accommodation throughout, briefly comprising: reception hall, large open plan living area, utility room, master bedroom with en-suite shower room and dressing area, second bedroom and principal bathroom. The property benefits from a communal central heating boiler (housed in the cellar) which provides all hot water and central heating to the apartment (the cost of which is included in the management fee). Sash windows throughout with shutters.

Located in the heart of Shrewsbury's vibrant town centre, this charming apartment on prestigious St Johns Hill, offers the perfect blend of character, convenience and lifestyle, just moments away from an array of independent shops, award winning restaurants, cafes and cultural landmarks. The property places you at the centre of everything this historic market town has to offer. With the River Severn and Quarry Park and Dingle Gardens just a short stroll away, and excellent transport links nearby, this is an ideal home for those seeking town centre living with a touch of elegance.



INSIDE THE PROPERTY

RECEPTION HALL

OPEN PLAN LIVING

22'3" x 22'3" (6.80 x 6.80)

Provides impressive spacious living accommodation, with high ceiling, featuring dining and kitchen areas.

The kitchen has a range of matching wall and base units with integrated Neff appliances (oven, microwave and hob)

Wine cooler built into breakfast bar

Space for dishwasher and fridge/freezer

Windows to the front and rear

Access to:

UTILITY ROOM

Window to the side

Matching range of wall and base units

Space for washing machine and tumble dryer

MASTER BEDROOM

10'2" x 11'1" (3.10 x 3.40)

Two windows to the side

Fitted wardrobes

EN-SUITE SHOWER ROOM

Large walk in shower cubicle

Low flush WC

Wash hand basin

DRESSING AREA

With storage

BEDROOM 2

11'9" x 11'5" (3.60 x 3.50)

Two windows to the side

Fitted wardrobes

PRINCIPAL BATHROOM

5'6" x 8'6" (1.70 x 2.60)

Window to the rear

Panelled bath with shower over and screen

WC with recessed flush

Wash hand basin

OUTSIDE THE PROPERTY

The apartment is accessed via a communal hallway with staircase leading to the first floor.

ADDITIONAL NOTES:

Private parking available - approximate cost (as at January 2025) £197 per 6 months.





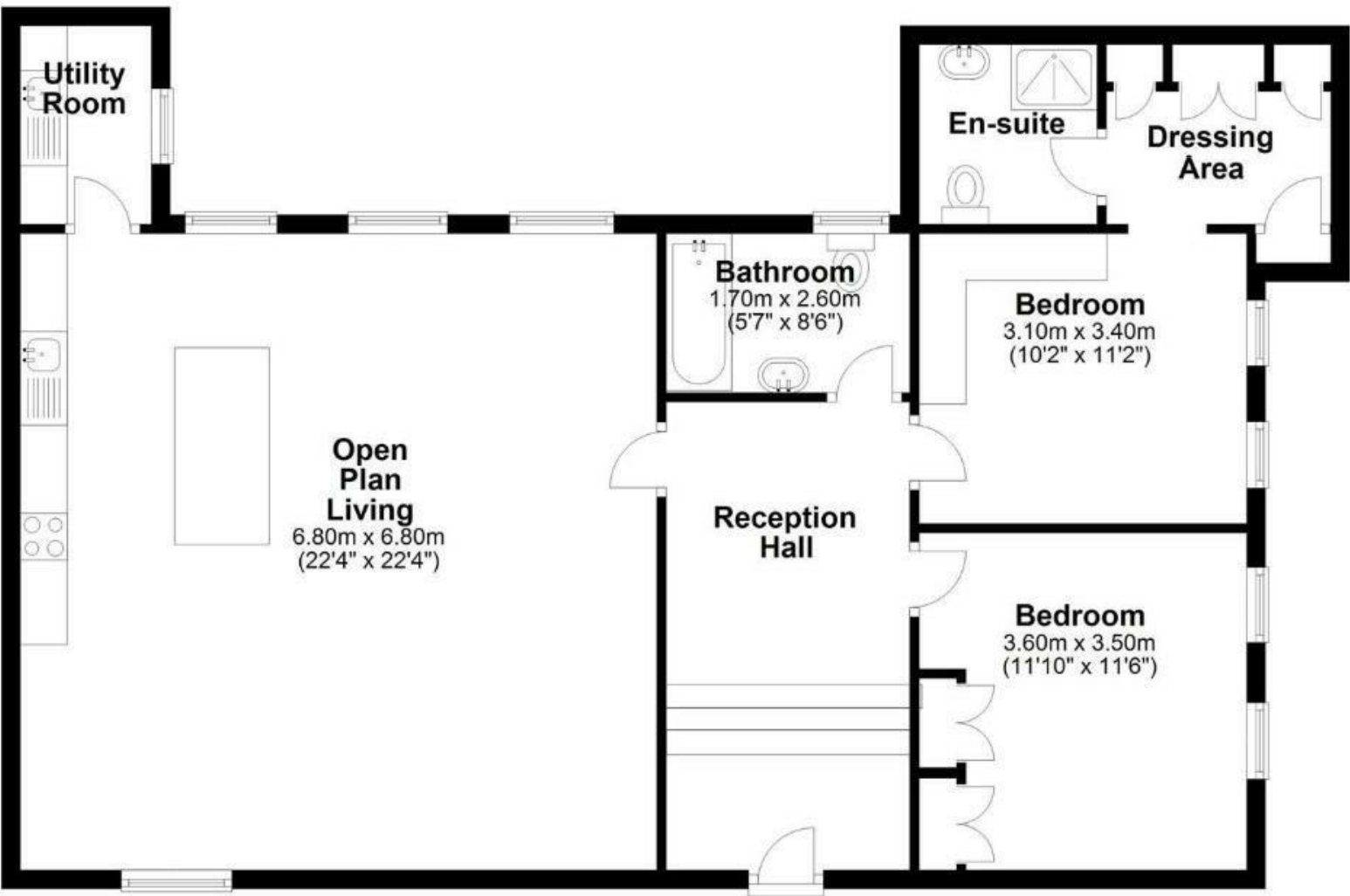




FLOOR PLANS ...

Ground Floor

Approx. 100.9 sq. metres (1086.4 sq. feet)

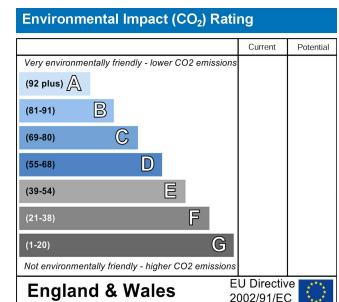
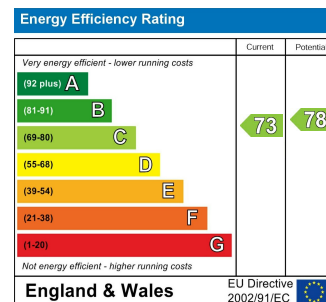


Apartment 5

HOW TO FIND THIS PROPERTY

Approaching from the Miller Evans office in Barker Street,, walk to the right with the Market Hall on your left,, past Claremont Hill and onto St Johns Hill. Turn right on St Johns Hill and the property will be found half-way up on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas 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: C

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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