



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Chapel Court, St. Johns Hill, Shrewsbury, SY1 1JJ**

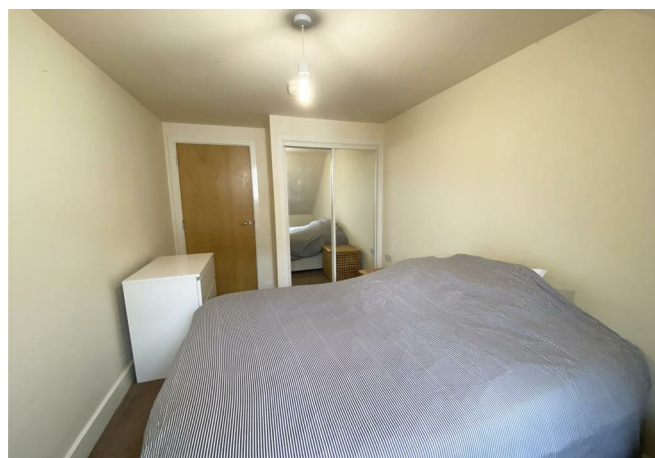
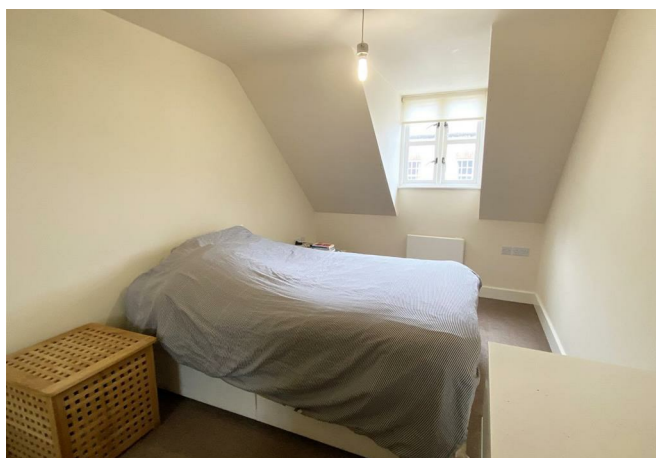
**£175,000 Region**

To view this property please call us on **01743 236 800** Ref: T7668/SL/KQ

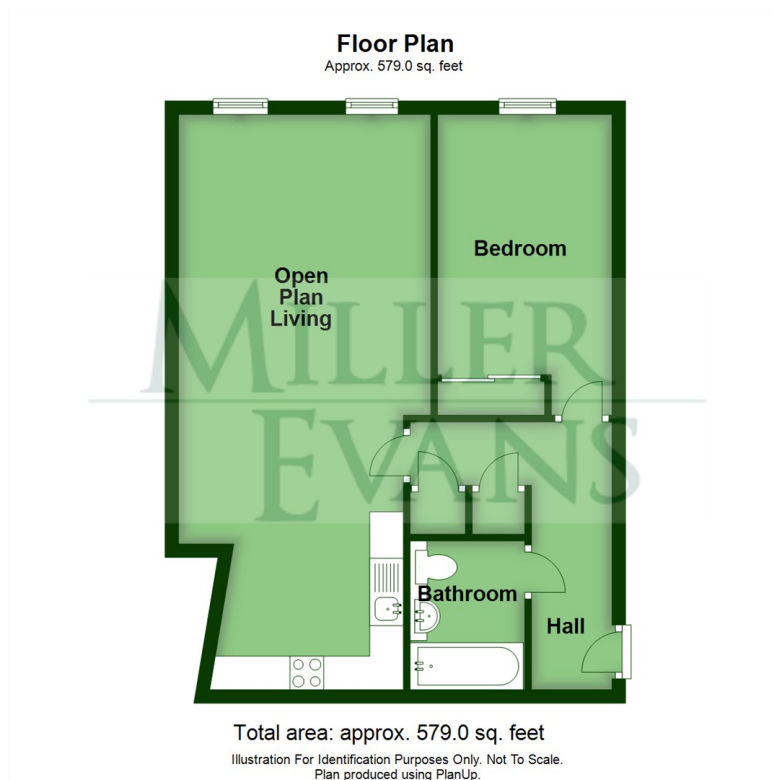
A spacious and well appointed, second floor, leasehold town centre apartment with secure parking for one car.

This one bedroom leasehold apartment is well planned and provides spacious accommodation, benefitting from electric panel heating, sealed unit double glazing and a secure car parking space.

The property is situated on the second floor of this award winning development constructed by well known local developers, Shropshire Homes and occupies an enviable town centre location and is adjacent to all the major town centre thoroughfares including many fashionable bars and restaurants, boutique style shops, theatre Severn, the Quarry Park and Dingle Gardens. The property is within walking distance of the railway station.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in linen cupboard  
Built in store cupboard

### OPEN PLAN LIVING SPACE

28'0" x 12'0" (8.54m x 3.66m)

Spacious living room/dining room with two windows overlooking the inner courtyard

Kitchen neatly appointed and fitted with a range of matching units

### BEDROOM

Window overlooking the inner courtyard

Built in wardrobe with mirror fronted sliding doors

### BATHROOM

14'8" x 8'6" (4.46m x 2.59m)

Neatly appointed with a modern panelled bath with shower over

Dressing surface with inset hand basin, wc



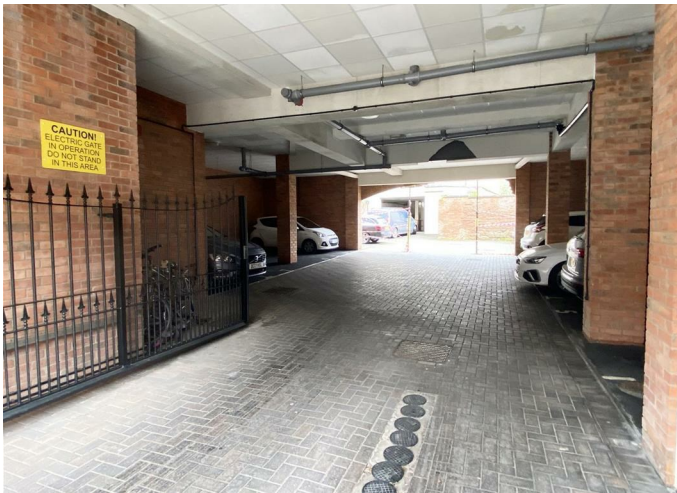
## OUTSIDE THE PROPERTY

An electric wrought iron gate allows access to the secure parking with one allocated parking space.



## HOW TO FIND THIS PROPERTY

The property is best approached through the one way system in the town centre to the junction with Barker Street. Proceed straight along St Johns Hill. Chapel Court will be found after a short distance on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity and drainage are connected

### TENURE

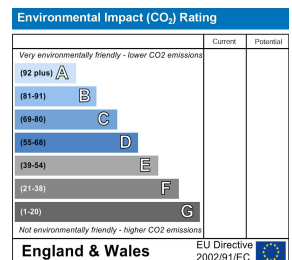
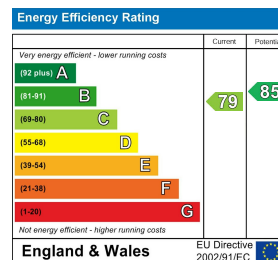
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: 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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**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones