



16 SANDRINGHAM COURT

SHREWSBURY | SY3 8LL





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Close to town amenities.

AN IMPRESSIVELY WELL PROPORTIONED TWO BEDROOM SECOND FLOOR APARTMENT, WITH LIFT ACCESS AND WONDERFUL COMMUNAL GARDENS SITUATED IN A HIGHLY DESIRABLE AREA.

Spacious second-floor apartment in a highly regarded development
Excellent opportunity to modernise and create a home to your own taste

Two well-proportioned double bedrooms served by a shower room

Beautifully maintained communal gardens and grounds with lift access

Private garage, allocated parking and a superb location within walking distance of The Quarry and town centre



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///next.trend.quest

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit left onto Copthorne Road and up the hill past Majestic Wines. Opposite the Bricklayers Arms public house turn left onto Pengwern Road. Continue along Pengwern Road, down the hill and the entrance to Sandringham Court will be found on the left hand side.

SITUATION

The apartment is superbly located in a highly desirable area of the town with the benefit of a number of local amenities close at hand, including a shop/post office, range of state and private schools and tennis clubs. Shrewsbury town centre is within walking distance and includes the delights of the Quarry Park and walks along the River Severn. The town centre offers a fashionable and comprehensive range of amenities together with a rail service.

PROPERTY

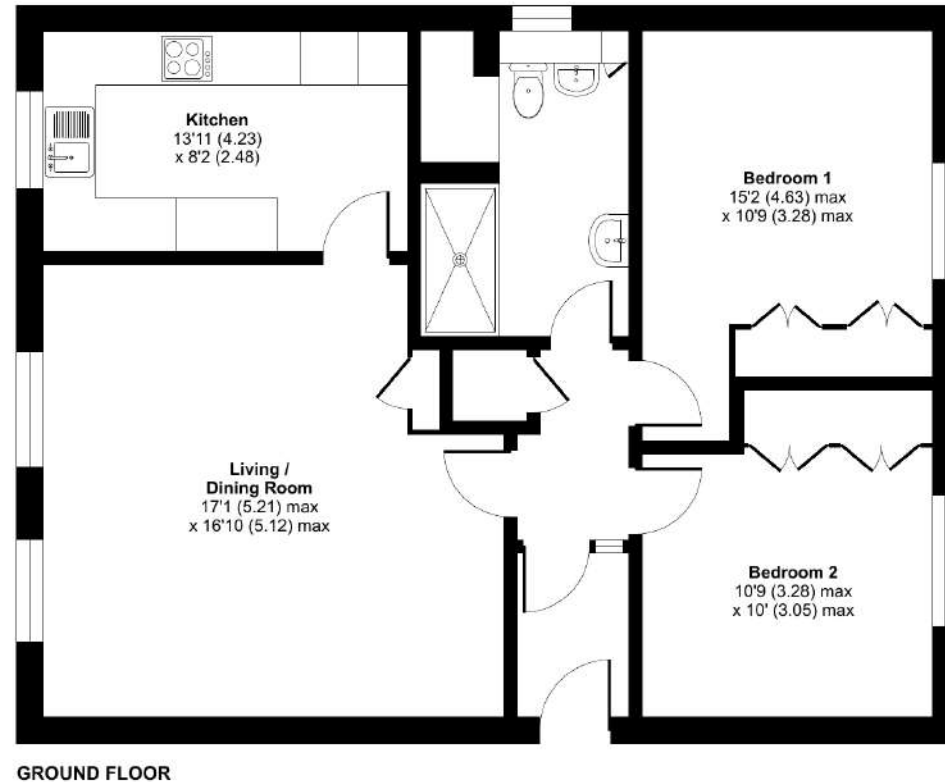
Occupying an enviable second-floor position within one of Shrewsbury's most sought-after residential developments, this spacious two double bedroom apartment enjoys delightful views over beautifully maintained communal gardens and offers an excellent opportunity for an incoming purchaser to modernise and personalise. Benefiting from lift access, a private garage and parking, the property is ideally situated within walking distance of The Quarry and the historic town centre.

The apartment offers well-balanced accommodation throughout, with generous room proportions and an abundance of natural light.



Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1484611



A welcoming entrance hall provides access to all principal rooms and offers useful storage. The spacious sitting and dining room is a particular feature of the property, enjoying pleasant views over the communal gardens and providing ample space for both relaxing and entertaining.

The separate kitchen is fitted with a range of units and offers excellent potential for updating to suit modern lifestyles.

There are two generous double bedrooms, both enjoying attractive outlooks and offering comfortable accommodation for owners or visiting guests. These are served by a well-appointed shower room.

Whilst the apartment has been well maintained, it offers an exciting opportunity for cosmetic improvement, allowing an incoming purchaser to create a stylish home tailored to their own specification.



OUTSIDE

One of the development's most notable features is the beautifully maintained communal grounds, with ornamental ponds, seating areas and a private gated pathway leading directly to the Porthill footbridge, providing immediate access to the Quarry Park and the historic medieval centre of Shrewsbury. There is also private and guest parking.

Offered to the market with no onward chain, this is a rare opportunity to acquire a refined apartment within one of Shrewsbury's most desirable residential settings.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Leasehold tenure.

199 years from 1st January 1990 - 163 years remaining

Service charge: £3,637.96 per annum

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heaters. None of these services have been tested.

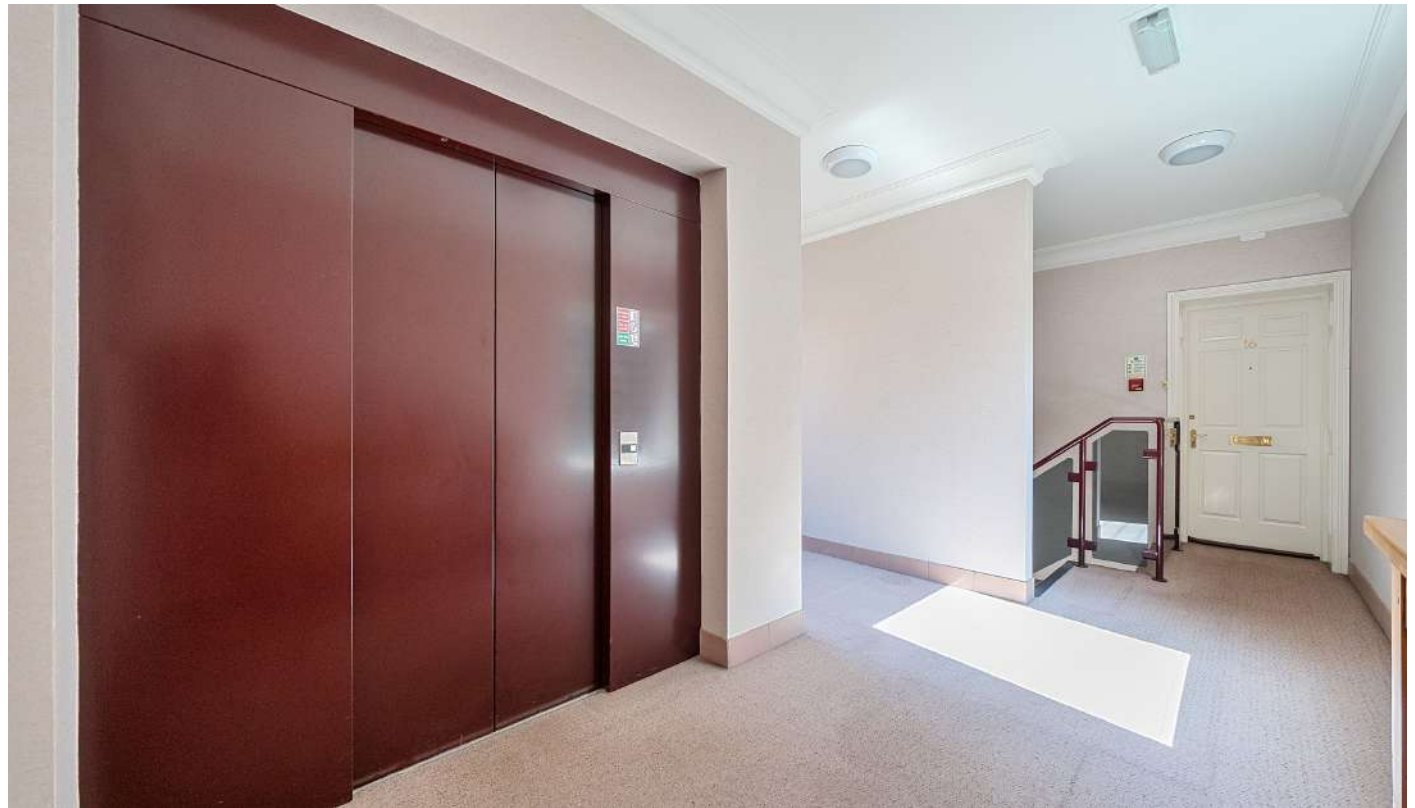
LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



