

TO LET

A6 The Court St Marys Place, Shrewsbury, Shropshire, SY1 1DY

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



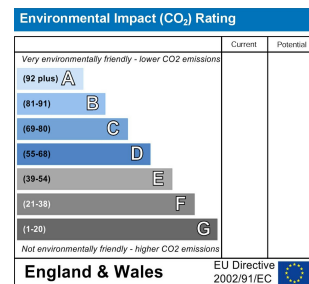
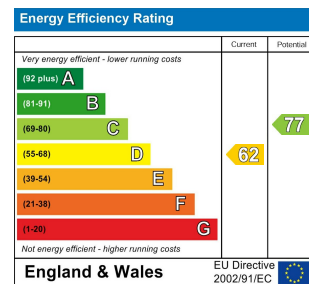
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£900 Per Calendar Month Per calendar month

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Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A beautifully presented and attractively appointed town centre first floor apartment set in a Grade II listed building with delightful river views located in this highly desirable area.



01743 236444

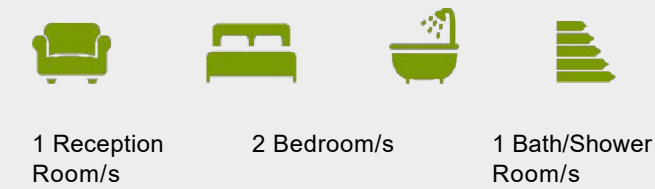
Shrewsbury Lettings
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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01743 236444



- Council Tax Band C
- EPC Rating D
- 2 Bedroom Apartment
- Integral Appliances
- Town Centre Situation
- No Parking

DIRECTIONS

From Halls, Barker Street office travel on foot up Pride Hill taking the right turn onto St Marys Street followed by the left turn onto St Marys Place. The entrance to The Court will be found to the right hand side to St Marys shopping parade.

SITUATION

The apartment is located in a most convenient and favourable part of the town with a full range of town centre amenities within close proximity. Shrewsbury itself offers a fashionable and extensive range of social and leisure amenities including restaurants and shops, whilst purchasers will be pleased to note that there are number of beautiful walks along the River Severn. It should also be noted that there is a rail service available in the town centre.

DESCRIPTION

The Court is an impressive and recently improved first floor apartment positioned within a striking Grade II listed building set in the heart of this medieval town. The apartment boasts an attractive lounge diner which has tall sash windows making full appreciation of some delightful views over the River Severn and town roof tops with the Wrekin Hills beyond. The kitchen provides a number of integrated appliances and has an appealing range of units with hard wood worktops. There are two bedrooms served by the bathroom which has a modern white suite. Prospective purchasers should be pleased to note that there is a lift within the building.

ACCOMMODATION

Panelled part glazed entrance door leads into:

RECEPTION HALL

With ceiling cornice, built in cloaks cupboard with fitted shelving and further storage cupboard over. Wall mounted telecom entry system. Doors off and to:

LOUNGE/ DINER

16'7' x 12'10' (max) (5.05m' x 3.91m' (max))
 With ceiling rose, ceiling cornice, dual aspect windows both with beautiful extensive views over the River Severn and roof tops with the Wrekin Hills in the distance. Built in airing cupboard housing the wall mounted Glowworm gas fired central heating boiler with slatted shelving over.

KITCHEN

11'8' x 7'3' (3.56m' x 2.21m')
 With tiled floor and providing an attractive range of eye and base level units comprising of cupboards and drawers with solid wood worktop over and incorporating a one and half bowl Franke stainless steel sink unit and drainer with mixer tap over, integral electric oven and grill with separate 4-ring stainless steel gas hob unit and fitted filter hood. Integral dish washer. Integral washing machine, integral fridge freezer. Part tiled walls and tiled splash. Extractor fan.

BEDROOM 1

11'3' x 9'1' ext.to 10'9' (3.43m' x 2.77m' ext.to 3.28m')
 With ceiling rose and built in double wardrobe with over head storage cupboard.

BEDROOM 2

10'9' x 9'5' (max) (3.28m' x 2.87m' (max))
 With range of fitted furniture comprising of desk unit, double wardrobe with drawer under and range of book shelving, overhead storage cupboard. Feature window with fantastic views.

BATHROOM

Providing a modern white suite comprising of low level WC, bidet, wash hand basin set in vanity unit with storage cupboards under, panelled bath with mains fed shower over and bi-folding splash screen, part tiled walls and tiled splash. Wall mounted heated towel rail, overhead storage cupboard.

GENERAL REMARKS

AGENTS NOTE

Prospective viewers please note that the photographs are historical and the apartment is now empty of all furniture.