MILLER EVANS

SHREWSBURY'S ESTATE AGENT

24 Albury Place, St Michaels Street, Shrewsbury, SY1 2ET

Offers in the Region of £245,000

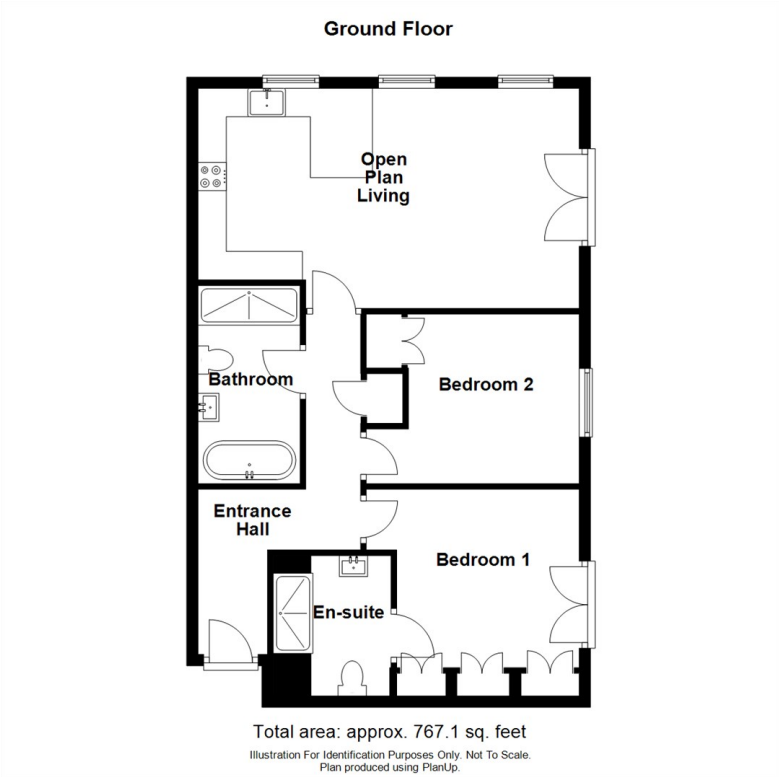
To view this property please call us on **01743 236 800** Ref: T8119/WM/KQ

Modern and stylish two bedroom first floor apartment, with two allocated parking spaces, within walking distance of the town centre.

An immaculately presented and stylish two bedroom first floor leasehold apartment with open-plan living/dining room and kitchen, bedroom one with en suite shower room, second bedroom and bathroom. Two private allocated car parking spaces within a secure residence car park. The property was originally built by project of the year 2002 winners SY HOMES and has been finished to exceptionally high standard with lavish fittings throughout. Service charges are £889.20 half yearly.

The property occupies a pleasant position on this popular residential development, well placed within easy reach of all the town centre amenities including Shrewsbury railway station, many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

OPEN PLAN LIVING/DINING/KITCHEN
12'9" x 22'1" (3.89m x 6.73m)
Kitchen fitted with a range of contemporary wall and base units
Integrated appliances
Breakfast bar area
Lounge area with double doors

BEDROOM 1
12'0" x 10'7" (3.65m x 3.22m)
Range of built in wardrobes
Double doors

EN SUITE SHOWER ROOM
Fitted with a contemporary suite with large shower cubicle
Wash hand basin, wc

BEDROOM 2
9'10" x 12'4" (3.00m x 3.76m)
Built in store cupboard

BESPOKE LUXURY BATHROOM
Contemporary suite with free standing bath
Shower cubicle
Wash hand basin, wc

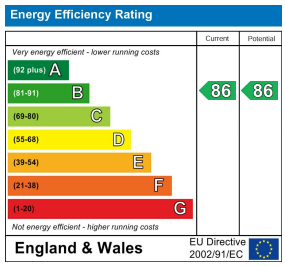
OUTSIDE THE PROPERTY

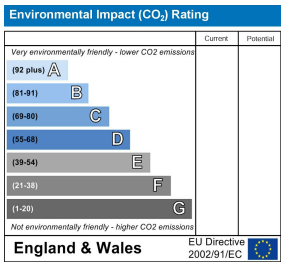
Two allocated parking spaces.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and St Michaels Street, where the development will be found on the left 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: 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. Images may have been enhanced.

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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.

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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

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