



## **7 St Julians Mews, Williams Way, Shrewsbury, Shropshire, SY1 1AD**

### **Offers in the Region Of £200,000**

A well presented and designed 2 bedroom apartment that offers generous accommodation including: Entrance Hall, Living Room opening onto a private paved sun terrace, main Bedroom with en-suite Shower Room, further double Bedroom, main Bathroom. GCH, DG, secure parking space and a private paved sun terrace. Town centre position within the loop of the river - convenient for all of the towns many facilities.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Entrance door.

### **'L' Shape Entrance Hall**

Entry phone, wood style flooring, built in storage cupboard, radiator.

### **Living Room** 13' 7" x 11' 7" (4.14m x 3.53m)

Wood style flooring, designer radiator, double French doors to an attractive paved sun terrace.

### **Kitchen/Breakfast Room** 8' 2" x 11' 9" (2.49m x 3.58m)

Fitted with white fronted Shaker style units incorporating a single drainer sink, cupboards and drawers, work surfaces, an integrated 4 ring hob with extractor hood, oven and grill. Tiled surround to work areas, space for a breakfast table, designer radiator, 2 windows overlook the courtyard to the rear.

### **Bedroom 1** 12' 4" x 10' 3" (3.76m x 3.12m)

A good size double room with wood style flooring, a designer radiator and a window enjoying an open front aspect.

### **En Suite Shower Room**

Fitted with a 3 piece suite providing a shower cubicle with mixer shower and drench head, a wash basin and WC, tiled wall areas, a heated towel rail, a window to the front.

### **Bedroom 2** 9' 7" x 9' 10" (2.92m x 2.99m)

Another good double room with a window to the front, wood style flooring, a designer radiator.

### **Bathroom**

Fitted with 3 piece suite providing a bath with a mixer shower unit, a wash basin and WC, tiled wall areas, heated towel rail, window to the side.

### **Outside**

The property is located on the ground floor. To the rear is a paved sun terrace with wrought iron balustrade around.

### **Lease Details**

The property is on a 150 year lease with 107 years remaining. Ground Rent is £200 per annum. Service Charge is £26.83 per annum

### **Services**

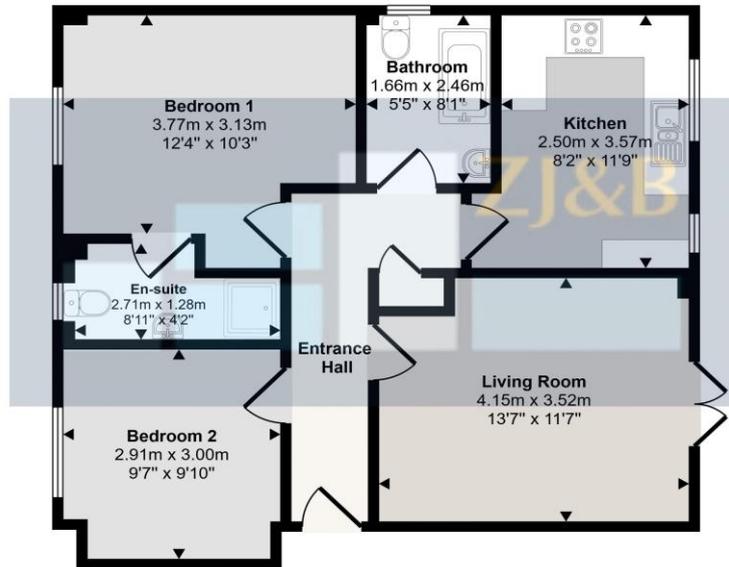
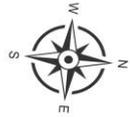
We understand that mains water, drainage, electricity and gas are connected to the property.

### **Council Tax Band B**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

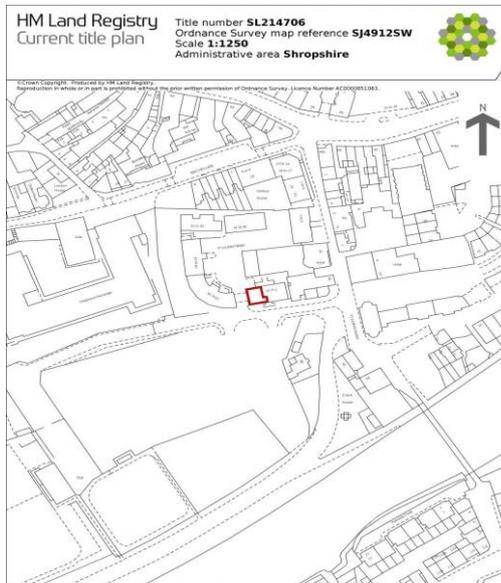
Approx Gross Internal Area  
61 sq m / 658 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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## Energy performance certificate (EPC)

7 St. Julians Mews Williams Way SHREWSBURY SY1 1AD	Energy rating <b>C</b>	Valid until:	30 June 2035
		Certificate number:	0310-2570-5560-2275-6215

Property type Ground-floor flat

Total floor area 59 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

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