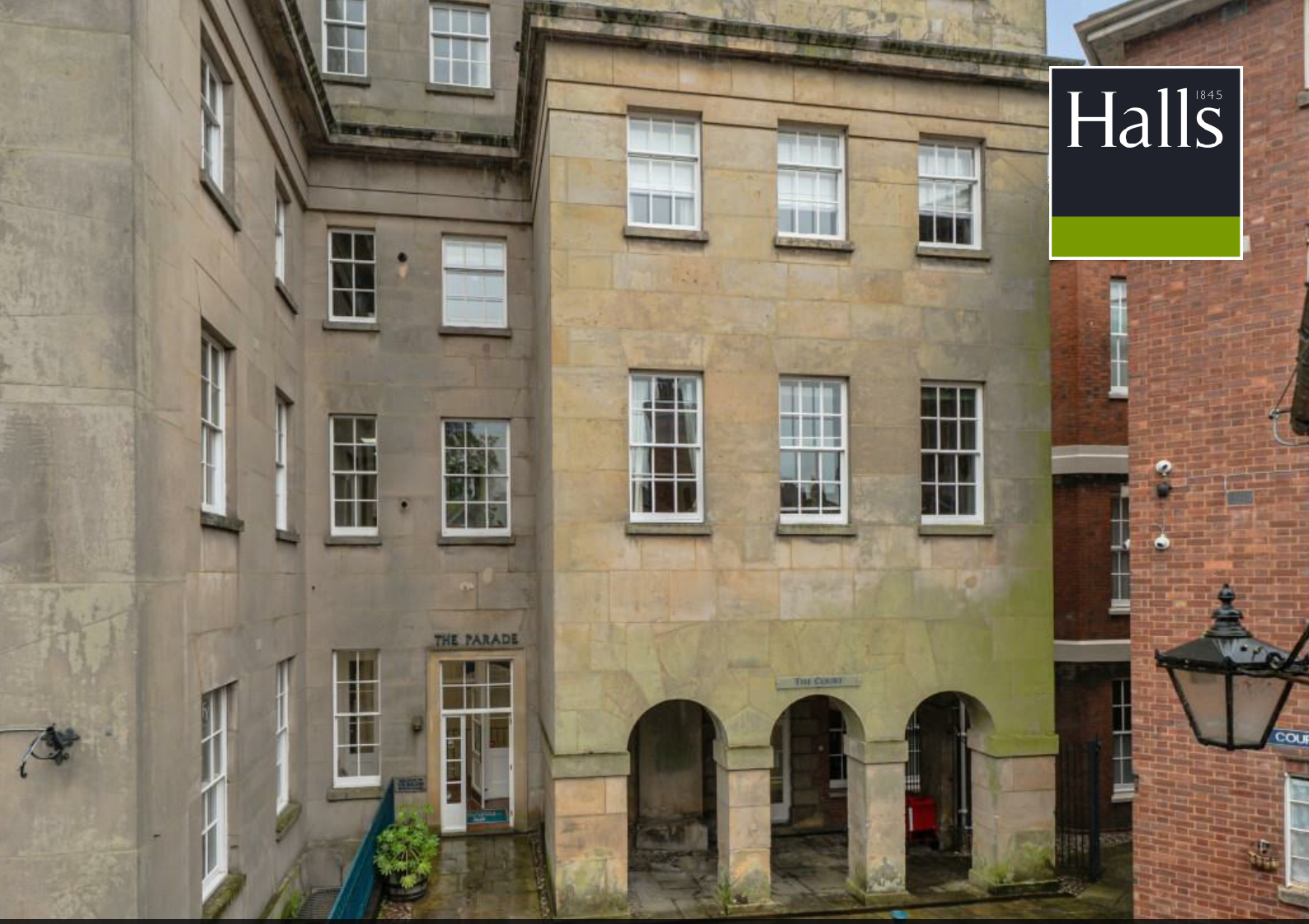
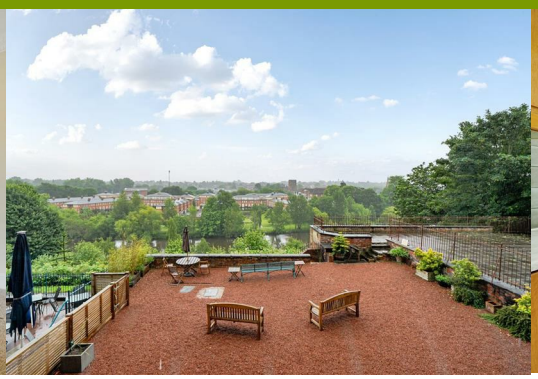
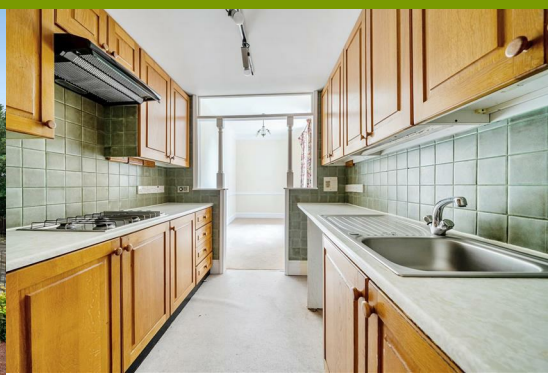


APARTMENT A1 THE COURT

ST. MARYS PLACE | SHREWSBURY | SHROPSHIRE | SY1 1DY







A particularly spacious first floor apartment in excellent decorative order positioned in this period building in a superb town centre location.

Offers in the region of £237,500





2 2 1 D

- **Walking distance of town centre**
- **Neatly presented throughout**
- **Rooms of pleasing proportion**
- **Gas central heating**
- **2 bedrooms**
- **NO ONWARD CHAIN**

DIRECTIONS

From Halls Barker Street Office travel on foot up Pride Hill taking the right turn on to St Mary's Street, followed by the left turn onto St Mary's Place. The entrance to The Court is positioned to the right hand side of St Mary's shopping parade.

SITUATION

The Apartment is located in a most convenient and favoured part of the town with a full range of town centre amenities in close proximity. Shrewsbury itself offers a fashionable and extensive range of social and leisure facilities including restaurants and shops. Purchasers will be pleased to note there are a number of beautiful walks along the River Severn. The main railway and bus stations, are located within walking distance of the apartment.

DESCRIPTION

Occupying a first-floor position within this prominent and highly attractive period building in the heart of Shrewsbury town centre, Flat A1 is a wonderfully proportioned apartment offering spacious and well-presented accommodation with further scope for improvement. Combining character features with practical modern living, the property is sure to appeal to a wide range of purchasers.

The accommodation is centred around an impressive and generously sized living room, beautifully enhanced by a tall sash window that provides excellent natural light and creates an elegant living environment. The fitted kitchen is well equipped with a comprehensive range of units and seamlessly opens into a dedicated dining area, providing an ideal space for both everyday living and entertaining.

The apartment further benefits from two spacious double bedrooms, both offering excellent proportions and flexibility of use. These are complemented by a well fitted shower room. Outside, there are residents only seating areas to the ground floor.

Enjoying a highly convenient town centre location, with Shrewsbury's excellent range of shops, restaurants, cafés and amenities all within easy walking distance, this superb apartment presents an excellent opportunity for owner-occupiers and investors alike.

GENERAL REMARKS





ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TERMS OF LEASE

Length of lease: 160 years from 31 July 2013
Sinking fund £831.19 per 6 months.

Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

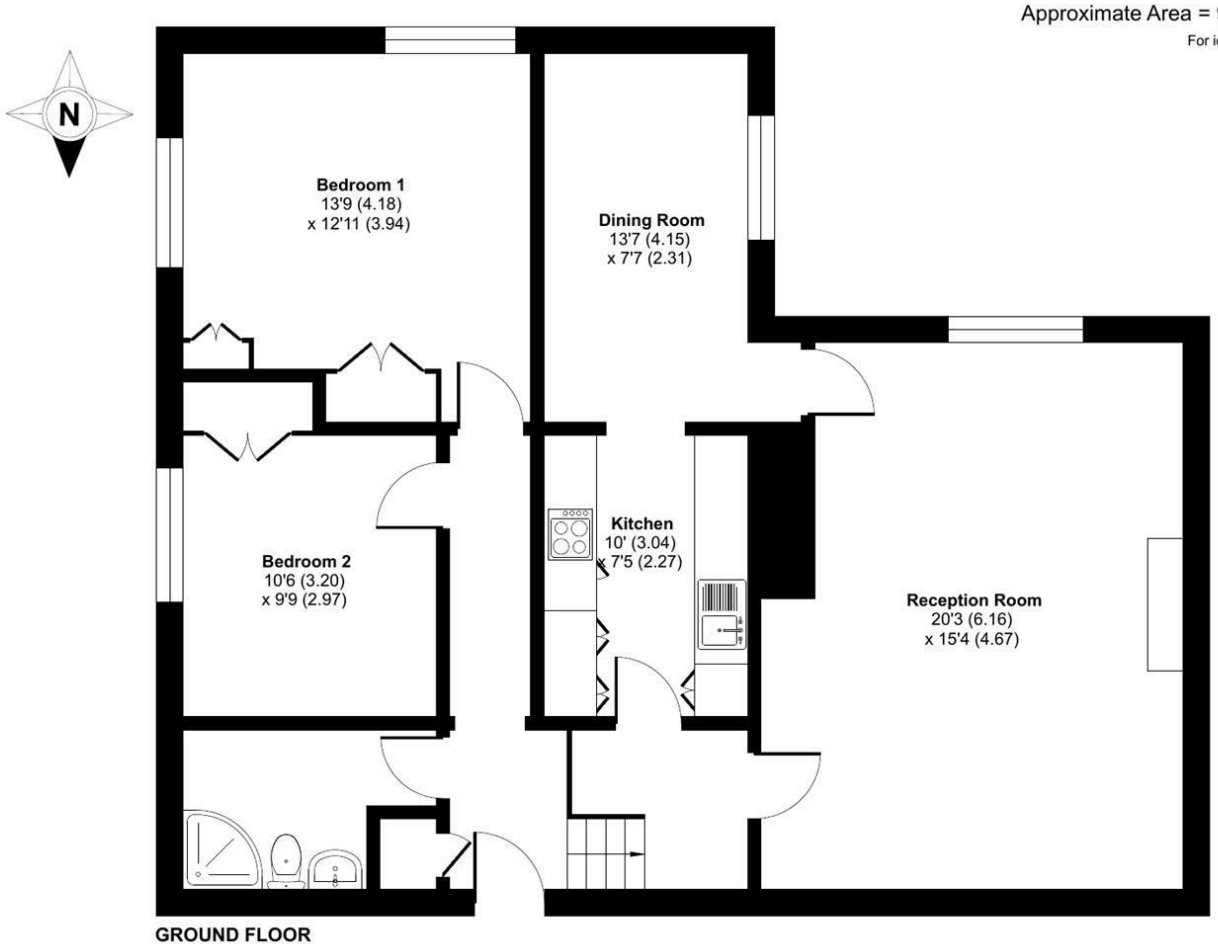
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

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

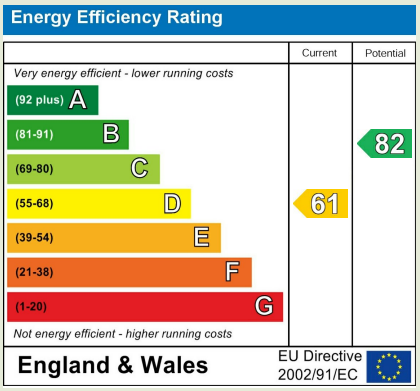
Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1477726



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

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The Property Ombudsman

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.