



SAMUEL WOOD

40 St. Julians Crescent, Shrewsbury, Shropshire, SY1 1UD  
Offers In The Region Of £160,000



# 40 St. Julians Crescent

Shrewsbury, Shropshire, SY1 1UD



- Exclusive Gated Development
- Spacious One Bedroom Top Floor Apartment
- Double Bedroom & Bathroom
- Stones Throw to the Town Centre
- NO UPWARD CHAIN
- \*\* Ideal For Investors \*\*
- Open Plan Living / Kitchen
- Allocated Resident Parking Space
- Gas Central Heating
- EPC Rating C

MANAGED BY SAMUEL WOOD -Well-presented one-bedroom second-floor apartment offers a superb riverside location, just a short walk from Shrewsbury town center and Quarry Park. The property comprises a spacious reception room-double bedroom-well-appointed en-suite and kitchen with integrated appliances. Further benefits include gated access and allocated parking for one car.

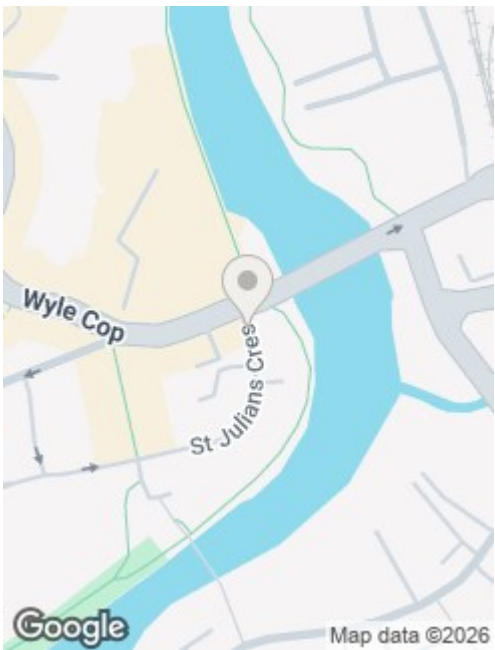
Situated within the sought-after St. Julians Crescent development, this beautifully presented one-bedroom second floor apartment enjoys an enviable position within Shrewsbury's picturesque river loop, just a short walk from the thriving town centre and the stunning Quarry Park. Offering a superb combination of comfort, convenience and security, the property features a double bedroom, with ensuite well-appointed bathroom and an attractive kitchen/dining area complete with a range of integrated appliances. Residents can enjoy scenic riverside walks directly from the doorstep, while also benefiting from the excellent selection of independent shops, cafés and restaurants nearby. Forming part of an exclusive gated development with allocated parking which is suitable for a small medium size car.

Externally, the development benefits from gas central heating, secure gated access and allocated resident parking, a valuable feature within such a central location. Positioned moments from beautiful riverside walks and within easy reach of Shrewsbury town centre, the property enjoys the perfect balance of tranquility and convenience, offering an exceptional opportunity to enjoy town living in one of Shrewsbury's most desirable settings.

PLEASE NOTE Lease constriction "not to keep and bird dog or any other animal in the apartment which shall cause annoyance to any of the owners leesees or occupiers of the other parts of the building or the neighborhood after keeping there of shall have been ojected to by the lessor"







## Directions

What3words: ///unit.clap.breed

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

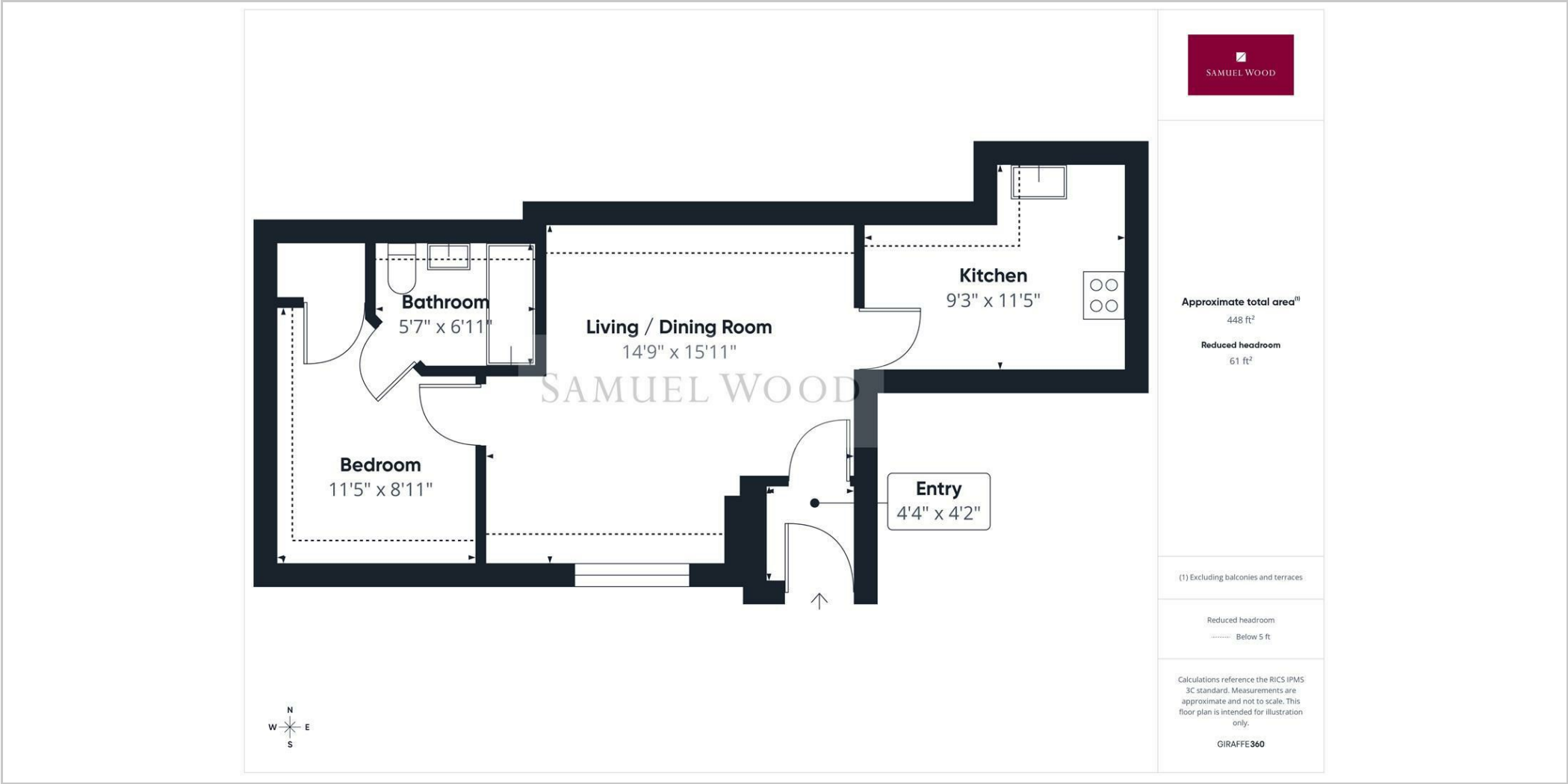
Flood Risk: Medium risk to the surrounding area, this does not affect the apartment.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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