



APARTMENT 2 CROWN HOUSE

ST. MARYS PLACE | SHREWSBURY | SY1 1DX





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Close to town amenities.

A BEAUTIFULLY PRESENTED LUXURY ONE BEDROOM APARTMENT
ENJOYING OUTSTANDING VIEWS ACROSS SHREWSBURY AND SITUATED
IN AN ENVIABLE POSITION.

Superb town centre apartment situated within the highly regarded Crown House development
Outstanding elevated views over the surrounding town centre and down Pride Hill
Spacious open plan kitchen/living room fitted with a range of contemporary units and integrated Neff appliances
Air conditioning
Lift access together with attractive communal gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From the cross at the top of Pride Hill turn right onto St Mary's Street and then take the first left into St Mary's Place. The entrance to the apartments is immediately on the left.

SITUATION

Crown House occupies an enviable position within the very heart of historic Shrewsbury town centre. The central location places the apartment within a few minutes' walk of the town's principal shopping streets together with an excellent selection of restaurants, bars and cafés.

The Theatre Severn, Quarry Park and Shrewsbury Railway Station are all readily accessible on foot, whilst the railway station provides direct services to Birmingham, Manchester, Cardiff and London, making the apartment ideally suited for commuters, professionals or those seeking an easily managed town centre residence.

PROPERTY

Flat 2, Crown House is an impressive and beautifully presented one bedroom apartment offering stylish and contemporary accommodation within one of Shrewsbury's most convenient and desirable town centre locations.

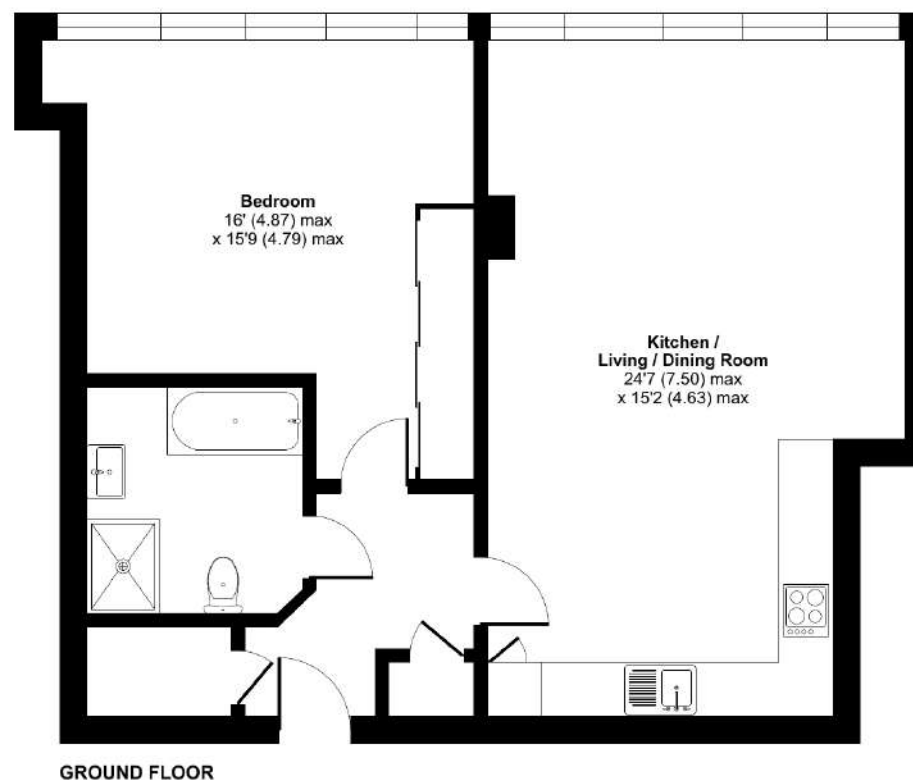
The apartment forms part of the highly regarded Crown House development and benefits from lift access together with wonderful elevated views across the surrounding town centre and down Pride Hill.

The accommodation is approached via a welcoming entrance hall with useful built-in storage cupboard incorporating the washer dryer and giving access to all principal rooms.



Approximate Area = 709 sq ft / 65.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1484262



The heart of the apartment is the superb open plan kitchen/living area which provides an excellent entertaining and living space, fitted with a range of contemporary wall and floor units with wood effect work surfaces and a comprehensive range of integrated Neff appliances including an induction hob, extractor hood, electric oven and fridge freezer. Large windows flood the room with natural light whilst enjoying attractive views over the town centre rooftops.

The generous double bedroom provides ample space for freestanding furniture and is served by a modern bathroom fitted with a contemporary suite.

Further benefits include air conditioning, an entry phone system, gas fired central heating and television, satellite and radio connection points.



OUTSIDE

The development benefits from well maintained communal gardens providing an attractive outdoor space for residents to enjoy. Crown House also benefits from lift access to all floors together with secure communal entrances and well maintained communal areas.

Viewing is highly recommended by the selling agents to appreciate the quality of accommodation and outstanding location on offer.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TERMS OF LEASE

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

Length of lease: 991 years from 23rd May 2022 - 24th March 3013

Service charge: £226.77

Ground rent: £350

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Electric heaters.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - A



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



