



SAMUEL WOOD

40 St. Julians Crescent, Shrewsbury, Shropshire, SY1 1UD

£850 Per Month



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. A beautifully presented one-bedroom second-floor apartment situated, just a short walk from Shrewsbury town centre and the Quarry Park. The property offers a spacious reception room, double bedroom, well-appointed en-suite bathroom and kitchen/dining area with integrated appliances. Set within a secure gated development with allocated parking, this lovely apartment is ideally located for access to the town centre, riverside walks, shops, cafés and restaurants.

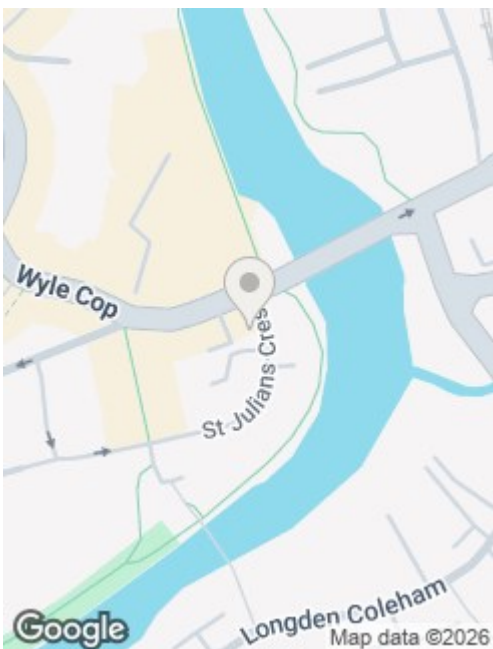
MANAGED BY SAMUEL WOOD A beautifully presented one-bedroom second-floor apartment situated within the sought-after St. Julians Crescent development, just a short walk from Shrewsbury town centre and the Quarry Park. The property offers a spacious reception room, double bedroom, with ensuite bathroom and kitchen/dining area with integrated appliances. Set within a secure gated development with allocated parking, this lovely apartment is ideally located for access to the town centre, riverside walks, shops, cafés and restaurants.

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 tranquillity and convenience, offering an exceptional opportunity to enjoy town living in one of Shrewsbury's most desirable settings.

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







Directions

What3words: ///unit.clap.breed

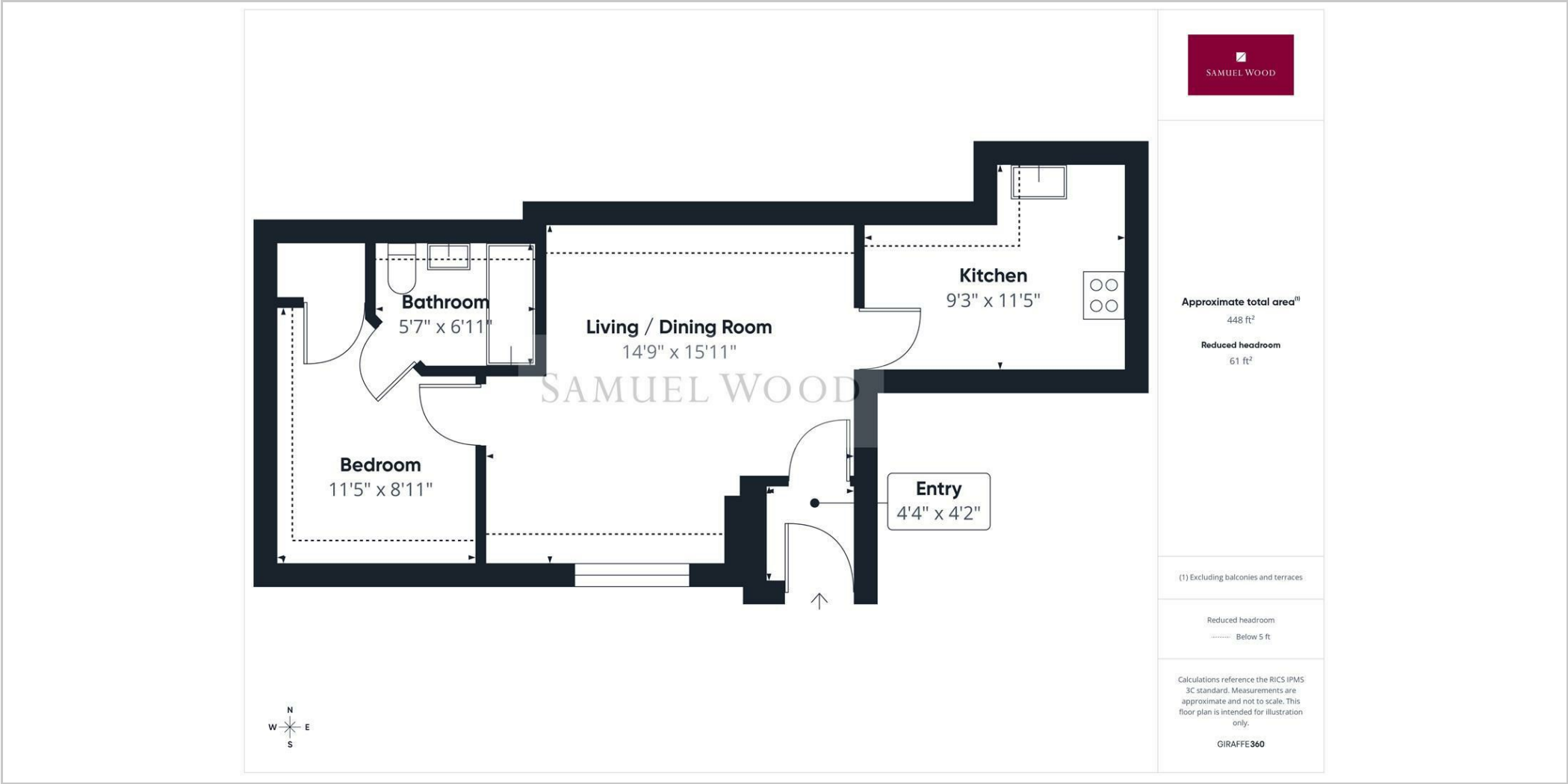
Unfurnished.
No smoking/vaping.
EPC - C
Council Tax Band – A
Utilities (mains gas, mains electric, mains water, mains drainage)
Parking situation – off road parking for 1 vehicle

IMPORTANT INFORMATION FOR APPLICANTS WHO ARE CURRENTLY RENTING:

If you are renting another property, please check your notice requirements before booking a viewing or submitting an application. From 1 May 2026, tenants ending an assured periodic tenancy in England usually need to give 2 months' written notice, and the tenancy must normally end on the day rent is due or the day before. This means your actual move date may be later than you expect. Please do not assume that your current landlord will agree to a shorter notice period or an earlier release unless this has been confirmed. We may ask you to confirm your current tenancy notice position before progressing an application.







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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