



Zaza Johnson & Bath
Estate Agents

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Flat 4, Century House, St. Julian's Friars, Shrewsbury, Shropshire, SY1 1XY

£259,700

A superb, two-bedroom town centre apartment with parking.



A superb, two-bedroom town centre apartment with the rare benefit of parking. The accommodation includes an Entrance Hall, a spacious open-plan Kitchen/Diner/Living Room, a Balcony, a Bathroom, the Master Bedroom has an En-suite Shower Room, a good-sized second Bedroom. There is electric heating, double-glazing, and secure allocated parking. The property benefits from a town centre location with access to excellent eateries, the Theatre Severn, pubs, the Quarry Park and fabulous riverside walks. The property is currently tenanted with a rental of £1,350 per calendar month. Several items of furniture are available by separate negotiation.

Entrance Hallway

Open Plan Kitchen/Dining/Living Room 24' 10" x 15' 4" (7.56m x 4.67m)

Bedroom 1 13' 0" x 12' 0" (3.96m x 3.65m)

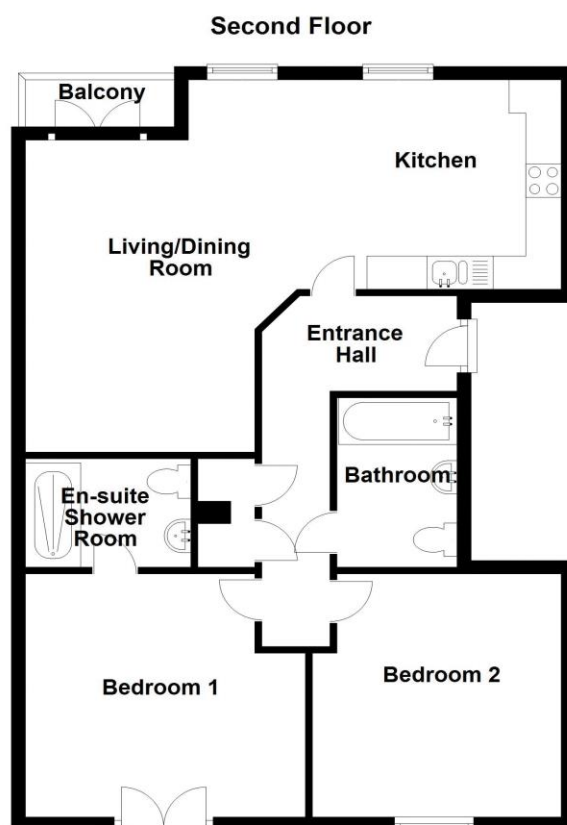
En-suite Shower Room

Bedroom 12' 0" x 11' 8" (3.65m x 3.55m)

Main Bathroom

Lease Details: 199 year lease from 01.01.2004 -177 years remaining

Ground Rent tbc Service Charge tbc



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																	
Apartment 4 Century House St. Julians Friars SHREWSBURY SY1 1AX	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 22 September 2031</td> </tr> <tr> <td>B</td> <td>Certificate number: 4709-5221-0000-1252-0222</td> </tr> </table>	Energy rating	Valid until: 22 September 2031	B	Certificate number: 4709-5221-0000-1252-0222																												
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Property type	Mid-floor flat																																
Total floor area	64 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).																																	
Energy rating and score																																	
This property's current energy rating is B. It has the potential to be B.																																	
See how to improve this property's energy efficiency .																																	
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Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
For properties in England and Wales: the average energy rating is D the average energy score is 60																																	



This is a copy of the title plan on 13 MAR 2026 at 14:15:30. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

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.

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

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

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage