



SAMUEL WOOD

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

£850 Per Month



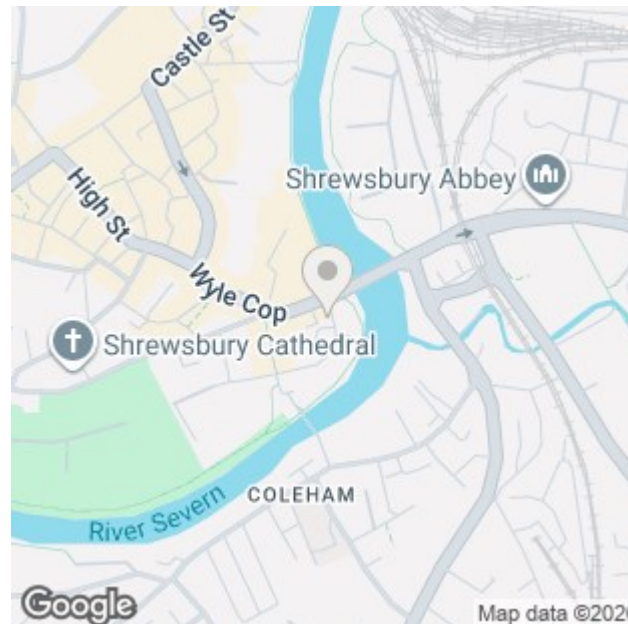
MANAGED BY SAMUEL WOOD. A beautifully presented one-bedroom second-floor apartment situated, just a short walk from Shrewsbury town centre and the Quarry Park. The property offers a spacious reception room, double bedroom, well-appointed en-suite bathroom and kitchen/dining area with integrated appliances. 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.

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

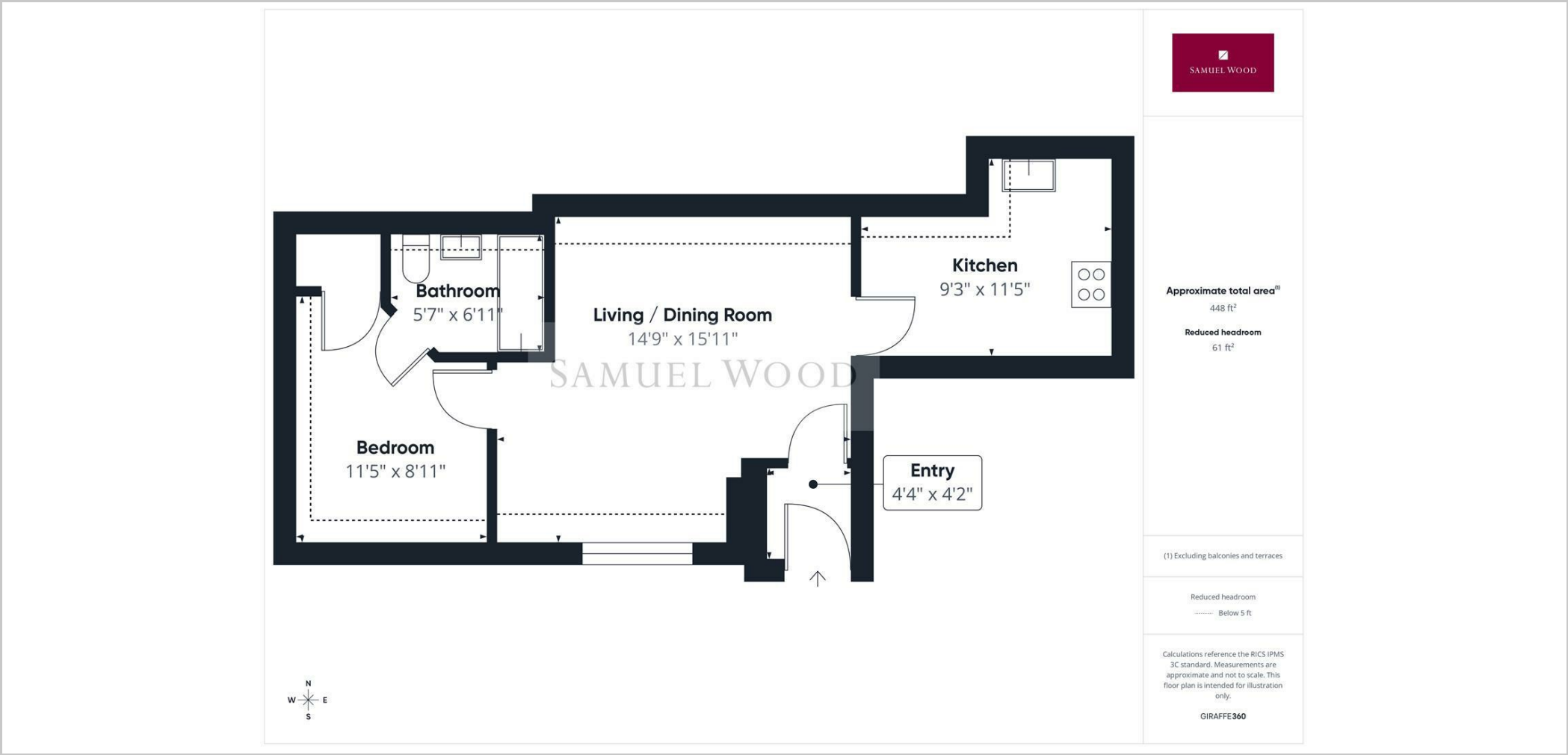
MANAGED BY SAMUEL WOOD A beautifully presented one-bedroom second-floor apartment situated within the sought-after St. Julians Crescent development, just a short walk from Shrewsbury town centre and the Quarry Park. The property offers a spacious reception room, double bedroom, with ensuite bathroom 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 constricton "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 objected to by the lessor"



Floor Plans



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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