



Flat 5, St. Johns Hill, Shrewsbury, Shropshire, SY1 1JQ

£399,950

This spacious 2-bedroom apartment is located on the first floor within an exclusive development of six luxury apartments. Providing a perfect fusion of original character with contemporary interiors, accommodation includes: Impressive split level Entrance Hall, Enormous open plan Living/Dining/Kitchen with vaulted ceiling, useful Utility Room, splendid main Bedroom with fitted Dressing Room and En-suite Shower Room, further large double Bedroom and main Bathroom. GCH (cost included within the management fee). Wonderful town centre lifestyle with all facilities just moments away.



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

Forming part of a select development of 6 luxurious properties within this 19th century former chapel and enjoying a superb central location just a short walk from an excellent range of town centre amenities. The property is close to the Quarry Park and glorious riverside views. The building enjoys an impressive entrance with wide hallways and staircases.

The accommodation comprises

Entrance Hall 15' 7" x 8' 6" (4.75m x 2.59m)

An inviting split-level room with oak flooring, built-in cloaks cupboard and space to create a Study Area.

Open-Plan Living/Dining Room/Kitchen 22' 9" x 22' 4" (6.93m x 6.80m)

You will immediately be drawn to the high vaulted ceiling. The room provides ample Living and Dining space while the Kitchen area is well fitted with contemporary units, granite worktops, Neff integrated appliances including oven, microwave, hob and wine cooler, spaces for dishwasher and fridge/freezer, matching island with breakfast bar, 4 sash windows providing excellent natural lighting.

Utility Room 6' 8" x 4' 7" (2.03m x 1.40m)

Work surface with matching units, space and plumbing for washing machine and tumble dryer, storage units, window to the side.

Bedroom 1 11' 4" x 10' 10" (3.45m x 3.30m)

Providing fitted handmade chests of drawers, oak flooring, 2 sash windows to the side.

Dressing Room 7' 10" x 6' 11" (2.39m x 2.11m)

Fitted with a selection of wardrobes, oak flooring and double glazed skylight.

En-suite Shower Room

Fitted with contemporary suite providing large walk-in shower cubicle, wash basin and WC, 2 windows to the side.

Bedroom 2 11' 8" x 11' 4" (3.55m x 3.45m)

Oak flooring, 2 sash windows, fitted wardrobes.

Bathroom

Fitted with contemporary 3-piece suite providing 'P' shape bath with tiled walls around and shower unit with screen, wash basin and WC, window to the rear.

Parking

Private parking is available. The approximate cost as of January 2025 is £39.48 per calendar month.

Lease Details

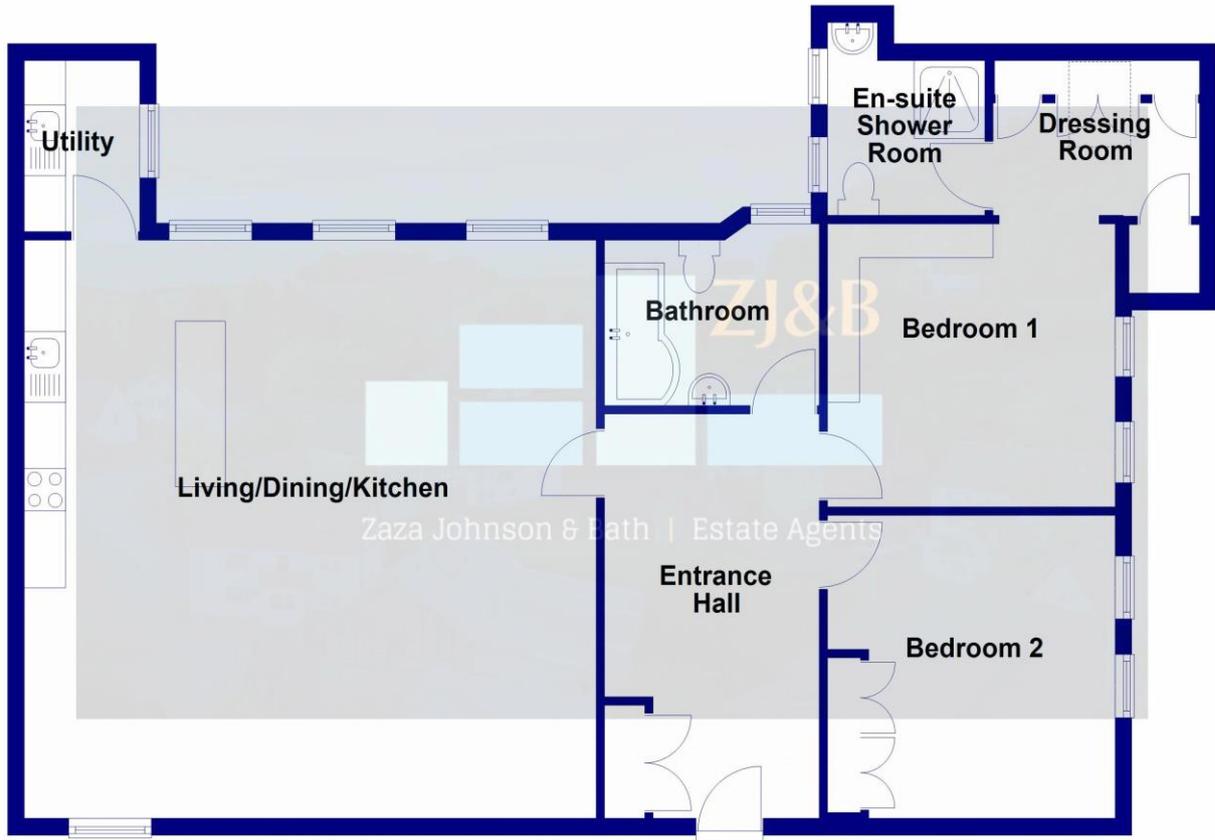
The property is held on a 199 years lease from 01.01.2008 (181 years remaining). The purchaser will own 1/6 share of the freehold and will be shareholders/directors of the management company. An annual service charge is payable for the maintenance of the exterior of the building, cleaning and maintenance of communal areas. It also including the buildings insurance and hot water and heating to the apartment. The current monthly service charge is £209.43.

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.

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

First Floor



Apartment 5 36 St Johns Hill, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

5 St. Johns Hill Apartments 36, St. Johns Hill SHREWSBURY SY1 1JQ	Energy rating C	Valid until: 7 September 2026 Certificate number: 0788-3031-7271-4976-1954
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Property type	Top-floor flat
Total floor area	100 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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