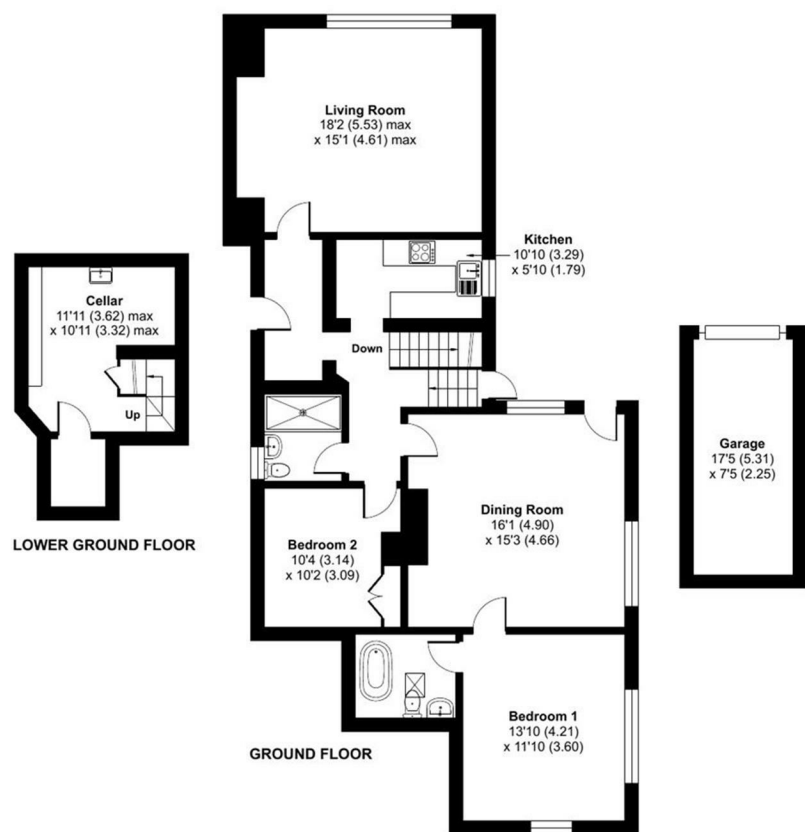


FOR SALE

Apartment 1 Kingsland Court 26 Kennedy Road, Shrewsbury, SY3 7AB



Approximate Area = 1290 sq ft / 119.8 sq m  
Garage = 129 sq ft / 12 sq m  
Total = 1419 sq ft / 131.8 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). © rchecom 2026. Produced for Halls. REF: 1465485



FOR SALE

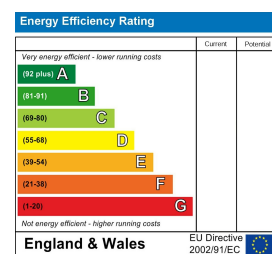
Offers in the region of £475,000

Apartment 1 Kingsland Court 26 Kennedy Road, Shrewsbury, SY3 7AB

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

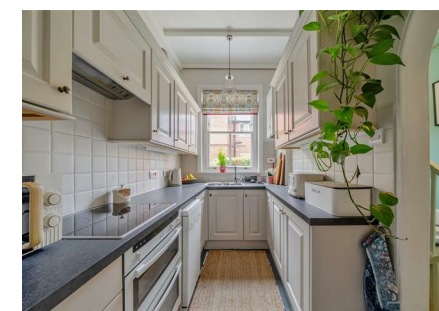
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Close to town amenities.



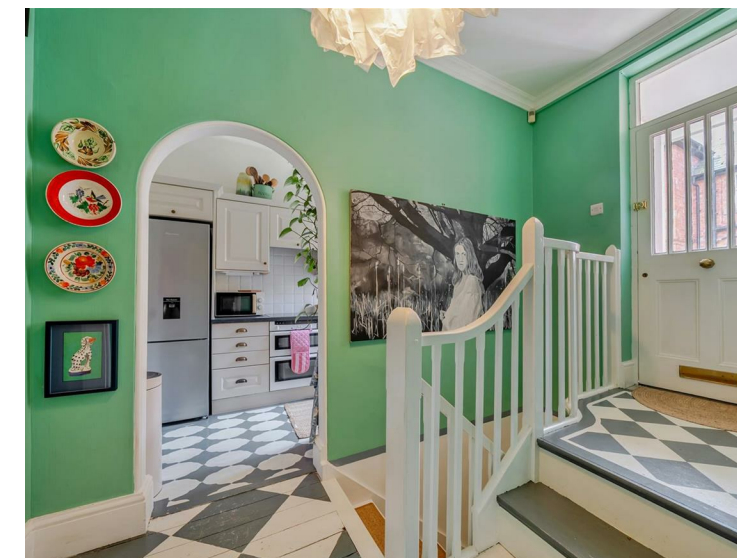
2 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- A beautifully presented period conversion with stunning accommodation
- Character features throughout
- 2 large reception rooms
- Courtyard garden
- Two private allocated parking spaces and garaging

#### DESCRIPTION

A truly outstanding and characterful apartment offering stunning accommodation within this highly desirable development on the outskirts of Shrewsbury town centre.

Occupying one of Shrewsbury's most prestigious addresses, this exceptional ground floor apartment blends charm with contemporary design and high-quality finishes. Forming part of a stunning period conversion, the property has been comprehensively enhanced by the current owners to create a beautifully presented home of impressive style and character.

Accessed via its own private entrance through a secluded enclosed courtyard garden, steps rise to the front door opening into the welcoming entrance hallway. From here, access is provided to a useful cellar area, currently utilised as a utility and storage space.

The accommodation flows effortlessly through to the stylish modern kitchen, fitted with an attractive range of units, integrated appliances and feature tiled splashbacks. Two generous reception rooms provide versatile living space, each rich in character. The principal living room enjoys a captivating large bay window that floods the room with natural light, while a striking fireplace creates an elegant focal point. The second reception room features bespoke patio doors opening onto the private courtyard garden, together with a charming fireplace and alcoves ideal for display or fitted furniture.

There are two spacious double bedrooms, both beautifully presented. The second bedroom is served by a luxurious shower room featuring a large walk-in style shower, traditional vanity unit, WC and striking tiled finishes. The impressive principal bedroom benefits from an alluring en-suite bathroom complete with roll-top bath, tiling and wallpaper finish.

#### OUTSIDE

Externally, the property enjoys a private courtyard garden along with beautifully landscaped communal grounds which are regularly maintained for residents' enjoyment. The apartment is further enhanced by two allocated parking spaces, a garage, and additional visitor parking.

#### GENERAL REMARKS

##### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### TERMS OF LEASE

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

All five apartments form a part of the freehold.

999 year lease - start date 22.10.2015

Approx £1600 (per annum) service charge

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.