



Zaza Johnson & Bath
Estate Agents

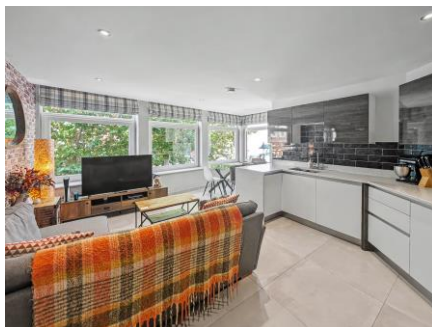
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



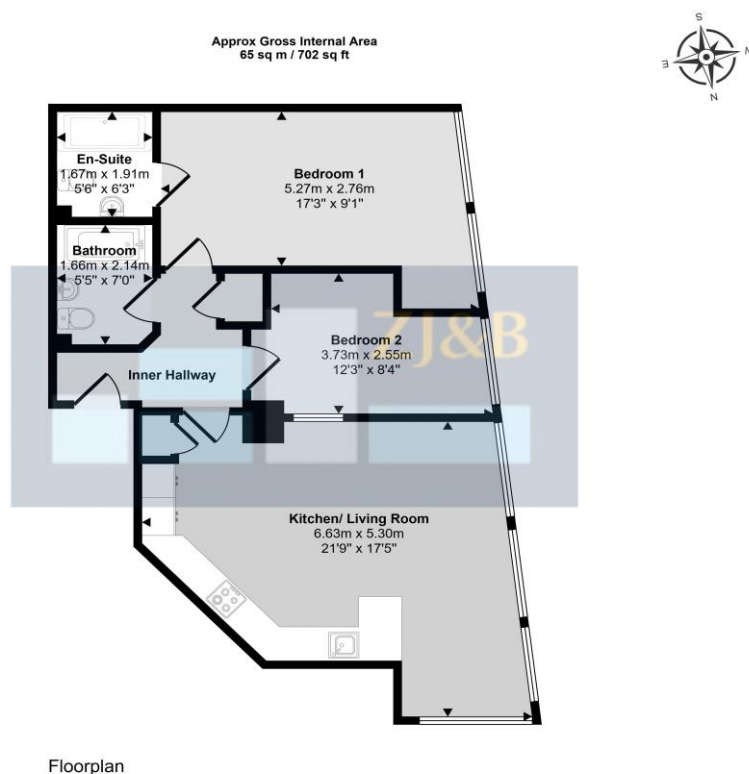
Apartment 8, 27 Pride Hill House, Shrewsbury, Shropshire, SY1 1DP

Offers in the Region Of £250,000

A beautifully presented two-bedroom luxury apartment situated in a prime location, offering stylish, spacious and contemporary living throughout.



A beautifully presented two-bedroom luxury apartment situated in a prime location, offering stylish, spacious and contemporary living throughout. Upon entering the apartment, you are welcomed by a bright and inviting foyer, leading through to two generously proportioned double bedrooms, including a well-appointed en-suite, alongside a separate main bathroom. The heart of the property is the airy and open-plan living space and kitchen, creating a wonderful environment for both relaxing and entertaining. The kitchen benefits from an integrated oven, dishwasher and microwave, all replaced in 2025, while the property also features newly installed windows, adding to its comfort and efficiency. Externally, the apartment benefits from gated allocated parking, providing secure and convenient parking for residents. Further benefits include lift access and a private, secure cellar, offering excellent additional storage space. Perfectly positioned in a prime location, this impressive apartment combines modern living, security and convenience and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. 988 years remaining on the lease. Service Charge is £1,315.32 6-monthly; this includes the Ground Rent.

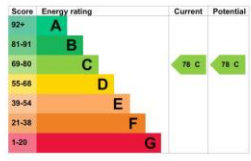


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)		
9 Pride Hill House 27 Pride Hill SHREWSBURY SY1 1DP	Energy rating C	Valid until: 24 August 2036 Certificate number: 2247-3045-0208-5296-7200
Property type Mid-floor flat		
Total floor area 63 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 energy rating is C. It has the potential to be C. See how to improve this property's energy efficiency.		



The graph shows this property's current and potential energy rating.

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 14 AUG 2026 at 14:19:38. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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