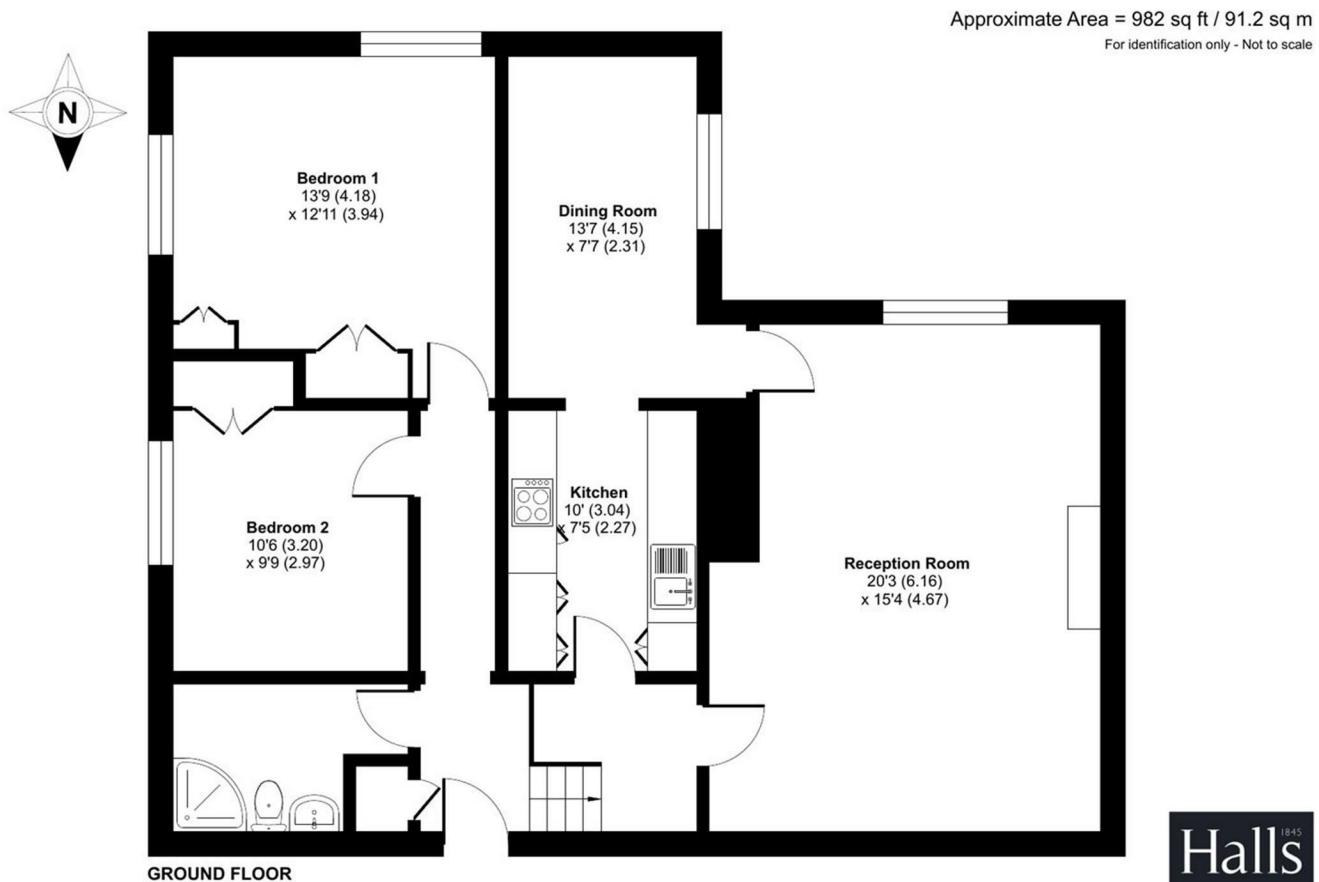


FOR SALE

Apartment A1 The Court, St. Marys Place, Shrewsbury, SY1 1DY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1477726



FOR SALE

Offers in the region of £250,000

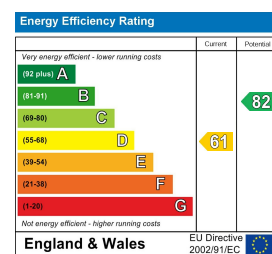
Apartment A1 The Court, St. Marys Place, Shrewsbury, SY1 1DY

A particularly spacious first floor apartment in excellent decorative order positioned in this period building in a superb town centre location.

**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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2 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Walking distance of town centre
- Neatly presented throughout
- Rooms of pleasing proportion
- Gas central heating
- NO ONWARD CHAIN

#### DESCRIPTION

Occupying a first-floor position within this prominent and highly attractive period building in the heart of Shrewsbury town centre, Flat A1 is a wonderfully proportioned apartment offering spacious and well-presented accommodation with further scope for improvement. Combining character features with practical modern living, the property is sure to appeal to a wide range of purchasers.

The accommodation is centred around an impressive and generously sized living room, beautifully enhanced by a tall sash window that provides excellent natural light and creates an elegant living environment. The fitted kitchen is well equipped with a comprehensive range of units and seamlessly opens into a dedicated dining area, providing an ideal space for both everyday living and entertaining.

The apartment further benefits from two spacious double bedrooms, both offering excellent proportions and flexibility of use. These are complemented by a well fitted shower room. Outside, there are residents only seating areas to the ground floor.

Enjoying a highly convenient town centre location, with Shrewsbury's excellent range of shops, restaurants, cafés and amenities all within easy walking distance, this superb apartment presents an excellent opportunity for owner-occupiers and investors alike.

#### 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 sale particulars are included in the sale.

#### TERMS OF LEASE

Length of lease: 160 years from 31 July 2013  
Sinking fund £831.19 per 6 months.

Purchasers must confirm via their solicitor.

#### 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 'A' on the Shropshire Council Register.

#### VIEWINGS

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