



SAMUEL WOOD

40 St. Julians Crescent, Shrewsbury, Shropshire, SY1 1UD
Offers In The Region Of £160,000



40 St. Julians Crescent

Shrewsbury, Shropshire, SY1 1UD



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

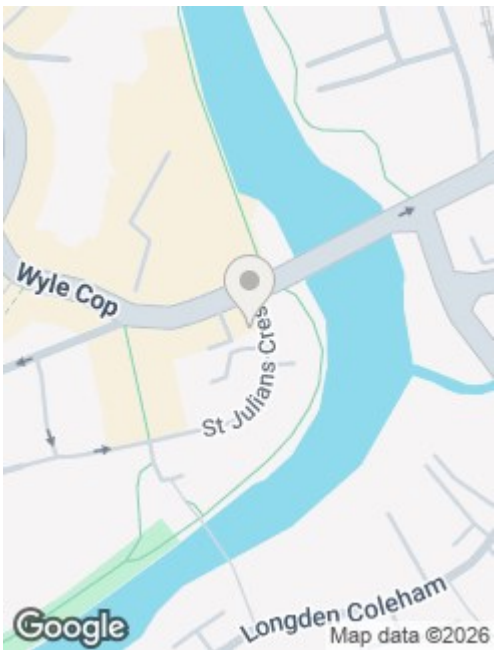
Situated within the sought-after St. Julians Crescent development, this beautifully presented one-bedroom second floor apartment enjoys an enviable position within Shrewsbury's picturesque river loop, just a short walk from the thriving town centre and the stunning Quarry Park. Offering a superb combination of comfort, convenience and security, the property features a spacious bedroom, a well-appointed bathroom and an attractive kitchen/dining area complete with a range of integrated appliances. Residents can enjoy scenic riverside walks directly from the doorstep, while also benefiting from the excellent selection of independent shops, cafés and restaurants nearby. Forming part of an exclusive gated development with allocated parking, this charming apartment is offered for sale with no upward chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is thoughtfully arranged to create a bright and welcoming living environment throughout. The attractive kitchen/diner is fitted with a range of modern units and integrated appliances, providing both practicality and style for everyday living and entertaining. The generous double bedroom offers a peaceful retreat, while the bathroom is well presented and finished to a good standard.

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.







Directions

What3words: ///unit.clap.breed

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Medium risk to the surrounding area, this does not affect the apartment.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 1st April 2004 - 103 years remain.
Ground Rent - £200 PA
Service Charge - £1650 PA

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND, Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

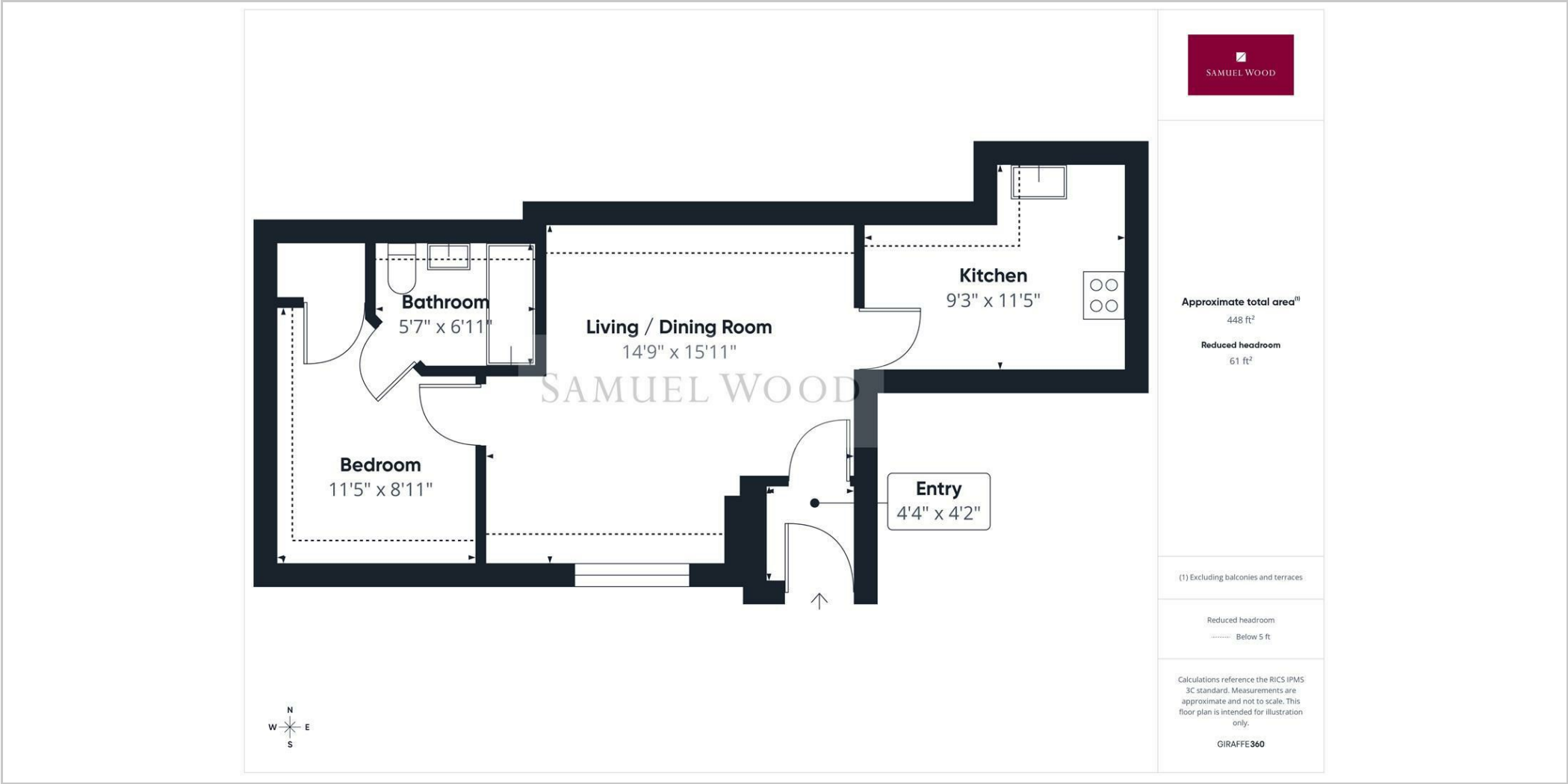
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.







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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