



APARTMENT A11 THE COURT

ST. MARYS PLACE | SHREWSBURY | SHROPSHIRE | SY1 1DY





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Close to amenities.

A STUNNING FIRST FLOOR APARTMENT, LOCATED IN THIS IMPRESSIVE
GRADE II LISTED BUILDING, THAT HAS BEEN COMPREHENSIVELY
RENOVATED WITH PRIVATE BALCONY SEATING AREAS.

Prominent town position
Comprehensively renovated
Beautifully appointed
Spacious light filled rooms
Balcony with stunning far reaching views



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Halls Barker Street Office travel on foot up Pride Hill taking the right turn on to St Mary's Street, followed by the left turn onto St Mary's Place. The entrance to The Court is positioned to the right hand side of St Mary's shopping parade.

SITUATION

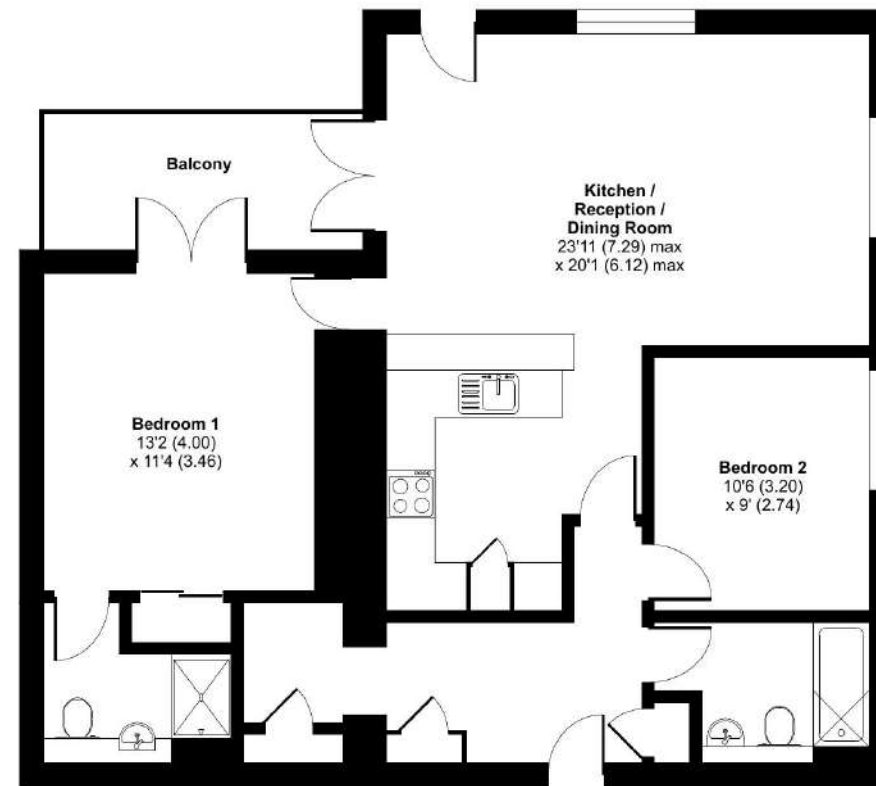
The Apartment is located in a most convenient and favoured part of the town with a full range of town centre amenities in close proximity. Shrewsbury itself offers a fashionable and extensive range of social and leisure facilities including restaurants and shops. Purchasers will be pleased to note there are a number of beautiful walks along the River Severn. The main railway and bus stations, are located within walking distance of the apartment.

PROPERTY

Flat A11 The Court has been greatly improved and extensively renovated by the current owners to provide a superb and highly appointed modern living environment. The property benefits from a modern fitted kitchen with numerous integrated appliances, complete redecoration. The rooms are of pleasing dimensions throughout, with a feature open plan kitchen/dining/living arrangement, allowing an excellent entertaining space, together with dual aspect windows and French doors leading to the balcony with far reaching views over the River Severn and beyond. There are two double bedrooms one of which has a recently updated shower room and a there is a separate bathroom with shower over.

Approximate Area = 903 sq ft / 83.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1525761





OUTSIDE

Outside, there is a wonderful balcony that has recently been updated offering an idyllic setting allowing full appreciation of the panoramic views.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

Length of lease - 160 years from 31 July 2013
Service charge - £1047 per annum

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



