



Flat 4, Century House, St. Julian's Friars, Shrewsbury, Shropshire, SY1 1XY

£265,000

A superb, two-bedroom town centre apartment with parking.



A superb, two-bedroom town centre apartment with the rare benefit of parking. The accommodation includes an Entrance Hall, a spacious open-plan Kitchen/Diner/Living Room, a Balcony, a Bathroom, the Master Bedroom has an En-suite Shower Room, a good-sized second Bedroom. There is electric heating, double-glazing, and secure allocated parking. The property benefits from a town centre location with access to excellent eateries, the Theatre Severn, pubs, the Quarry Park and fabulous riverside walks. The property is currently tenanted with a rental of £1,350 per calendar month. Several items of furniture are available by separate negotiation.

Entrance Hallway

Open Plan Kitchen/Dining/Living Room 24' 10" x 15' 4" (7.56m x 4.67m)

Bedroom 1 13' 0" x 12' 0" (3.96m x 3.65m)

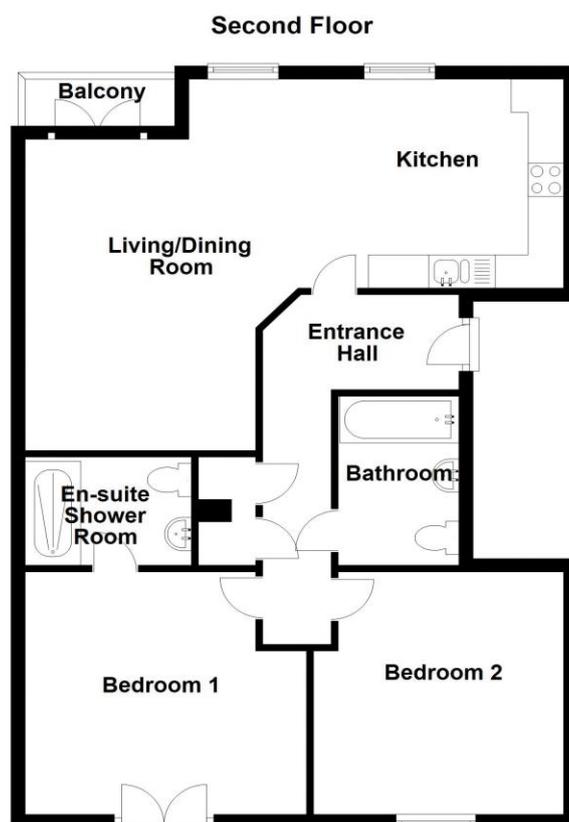
En-suite Shower Room

Bedroom 12' 0" x 11' 8" (3.65m x 3.55m)

Main Bathroom

Lease Details: 199 year lease from 01.01.2004 -177 years remaining

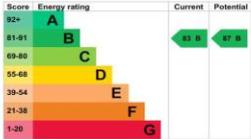
Ground Rent tbc Service Charge tbc



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																	
Apartment 4 Century House St. Julians Friars SHREWSBURY SY1 1AX	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 22 September 2031</td> </tr> <tr> <td>B</td> <td>Certificate number: 4709-5221-0000-1252-0222</td> </tr> </table>	Energy rating	Valid until: 22 September 2031	B	Certificate number: 4709-5221-0000-1252-0222																												
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Property type	Mid-floor flat																																
Total floor area	64 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 current energy rating is B. It has the potential to be B.																																	
See how to improve this property's energy efficiency .																																	
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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**

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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.

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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