

Roger Parry & Partners



7 Crown House Apartments, St Marys Street, Shrewsbury, SY1 1DS

Second Floor Apartment (Two Bedrooms)

Offers in the region of £199,000

An opportunity to acquire a brand new contemporary luxury apartment occupying a central position right in the heart of Shrewsbury town centre with the benefits of underfloor gas-fired heating with independent zoned thermostat controls to each room, double glazing and use of a roof-top communal garden. The accommodation briefly comprises: entrance hall, open plan kitchen/living area, two bedrooms and shower room.

Crown House has the benefit of lift access and outstanding views over the surrounding town and countryside in the distance. The central location mean the apartment is within a few minutes walking distance of all the main shopping streets, restaurants, bars, train station and theatre. EPC Rating: TBC

Parking is available by separate negotiation either on a purchase or on a rental basis, please contact agents for further information.

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**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

ENTRANCE HALL 10'5 x 3'4 (3.18m x 1.02m)

Wooden flooring, range of recessed spotlights, double power point, lighting point, power points and extractor fan.

The entrance hall gives access to accommodation comprising:

**LARGE OPEN PLAN KITCHEN/LIVING AREA
20'0 x 13'0 (6.1m x 3.96m)**

Fitted with a range of contemporary units comprising: stainless steel single drainer sink unit with mixer taps set into stone effect laminate work surface extending to two walled sections with range of cupboards and drawers under, built in cupboard enclosing plumbing for automatic washing machine providing useful storage, built in Neff four ring electric induction hob with stainless steel splashback and matching Neff extractor hood above, built-in Neff electric oven below, range of eye-level cupboards, tiled splash to work surfaces, wooden flooring, ample power points, TV, radio and satellite connection points, telephone connection point, entry phone system, range of recessed spotlights and pendant lighting points, double glazed windows enjoying lovely elevated views over Pride Hill and St Mary's Street.



Photograph of a Similar Apartment



Photograph of a Similar Apartment

BEDROOM ONE

10'10 x 9'6 (3.3m x 2.90m including built-in wardrobes)

Wooden flooring, ample power points, telephone connection point, TV, satellite and radio connection points, range of built in wardrobes to one wall with mirrored sliding doors with hanging rail and shelving. Also enclosing gas-fired boiler supplying domestic hot water and central heating, central heating timing controls. Double glazed windows enjoying lovely elevated views over the surrounding town and rooftops down Pride Hill towards the Market Hall and St. Chads Steeple.



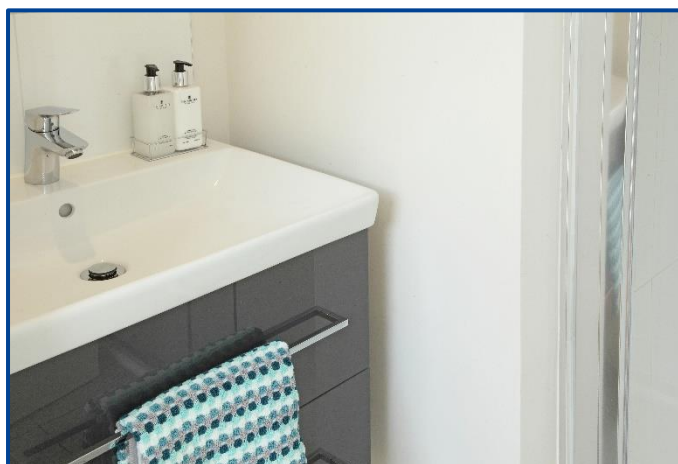
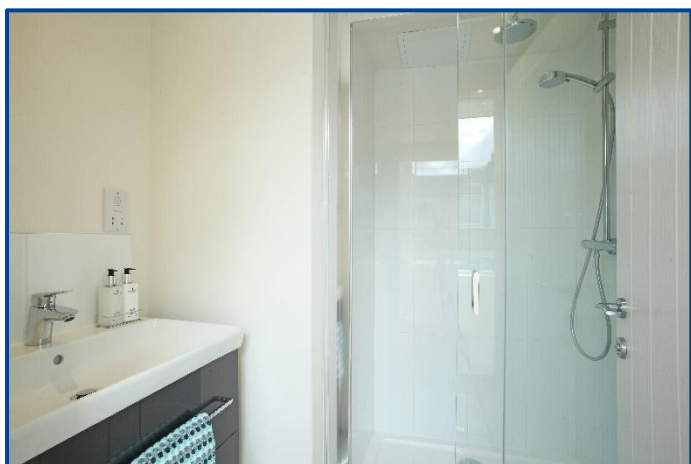
Photograph of a Similar Apartment

BEDROOM TWO 9'5 x 6'10 (2.87m x 2.08m)

Wooden flooring, pendant lighting points, power points, telephone connection point, TV, satellite and radio connection point, double glazed window enjoying outlooks over Pride Hill and St. Marys.

SHOWER ROOM

Fitted with fully tiled shower cubicle with glazed sliding doors, vanity wash hand basin with splashback, low level flush WC, ceramic tiled flooring, wall mounted chrome heated towel rail, recessed spotlights, and extractor fan and shaver socket.



Photographs of a Similar Apartment

OUTSIDE

The property comes with the use of a communal roof top garden which offer lovely elevated views over the surrounding town.





Directions: From The Cross at the top of Pride Hill turn right onto St Mary's Street and then take the first left into St Mary's Place. The entrance to the apartments is immediately on the left.

Thinking of selling or letting your property?

Contact us now for free pre-selling advice or to arrange your free,
no obligation market valuation

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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