

Roger Parry & Partners



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

Third Floor Apartment (Two Bedrooms)

Asking Price - £249,950

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, large open plan kitchen/living area, two bedrooms and bathroom.

Crown House has the benefit of lift access and outstanding views over the surrounding town centre and countryside in the distance. The central locations mean the apartment are within a few minutes' walk 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.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG
Phone: 01743 343343 Email: shrewsbury@rogerparry.net
www.rogerparry.net

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

ENTRANCE HALL 10'0 x 6'10 max (3.05m x 2.08m)

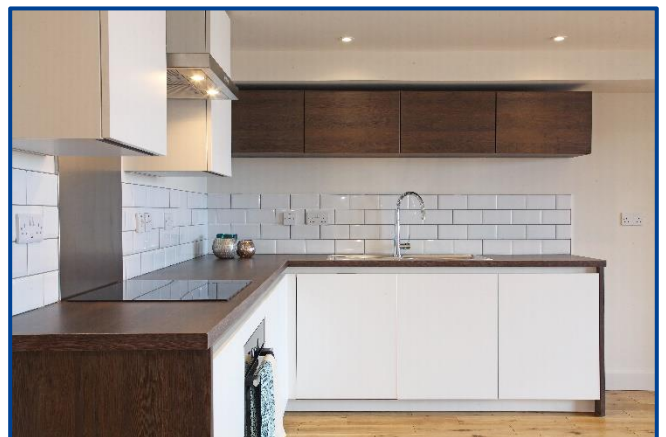
Wooden flooring with under floor heating and independent zoned thermostat control. Range of recessed spotlights, double power point, door to built in storage cupboard enclosing plumbing for automatic washing machine, lighting point, power points and extractor fan.

The entrance hall gives access to accommodation comprising:

LARGE OPEN PLAN KITCHEN/LIVING AREA

23'6 narrowing to 20'0 x 17'4 (7.16m narrowing to 6.1m x 5.28)

Fitted with a range of contemporary units comprising: stainless steel single drainer sink unit with mixer taps set into wood effect laminate worksurface extending to two walled sections with range of cupboards and drawers under. Built in Neff dishwasher, 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, large built in storage cupboard with double power point enclosing gas-fired boiler supplying domestic hot water and central heating providing excellent storage, central heating timing controls, double glazed windows enjoying lovely elevated views over the communal gardens, surrounding town with Haughmond Hill in the distance.



BEDROOM ONE 11'0 x 9'5 (3.35m x 2.87m including built-in wardrobes)

With 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. Double glazed windows enjoying lovely elevated views over St Mary Street and Pride Hill.



BEDROOM TWO 11'1 x 6'3 (3.38m x 1.91m)

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

BATHROOM

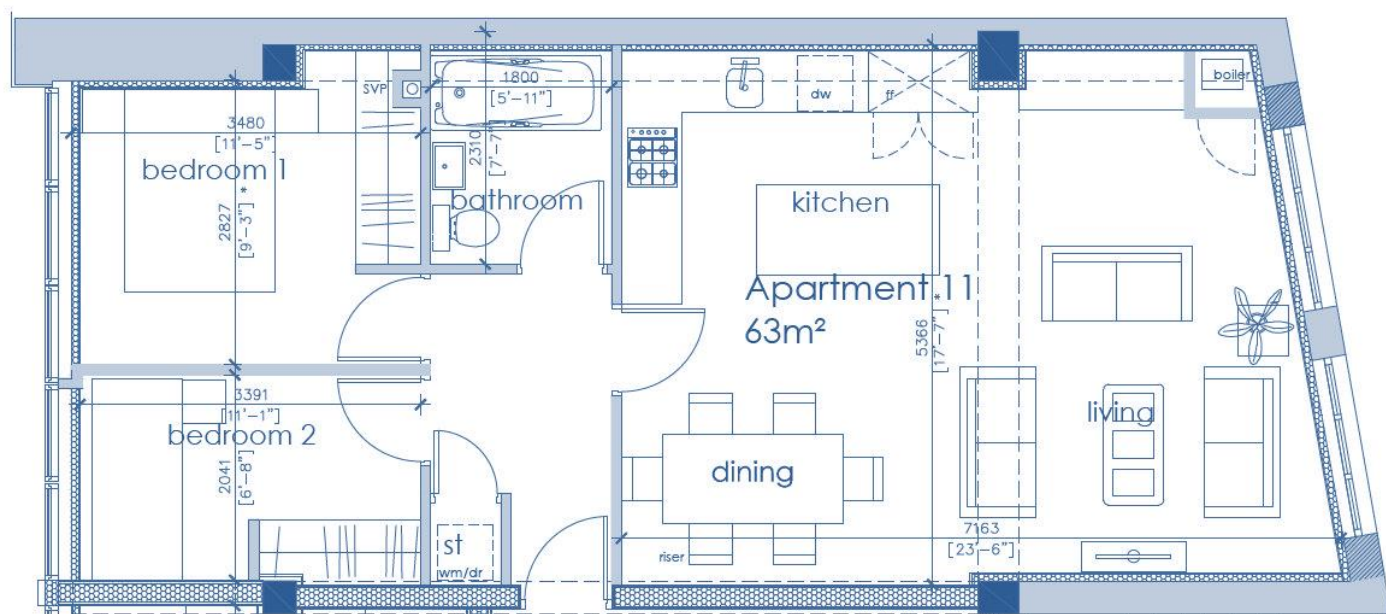
Fitted with contemporary suite comprising: one panelled bath with shower attachment and glazed side screen, fully tiled to bath area, vanity wash hand basin with storage drawers under and tiled splash above and shaver socket, low level flush WC, ceramic metal effect tiled flooring, wall mounted chrome heated towel rail, range of recessed spotlights, extractor fan, telephone connection point.



OUTSIDE

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





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

Hogstow Hall
Minsterley
Shrewsbury
SY5 0HZ
Tel: 01743 791336
Fax: 01743 792770
Email: mail@rogerparry.net

Welsh Bridge
165 Frankwell
Shrewsbury
SY3 8LG
Tel: 01743 343343
Email: shrewsbury@rogerparry.net

1 Berriew Street
Welshpool
SY21 7SQ
Tel: 01938 554499
Email: welshpool@rogerparry.net

The Estates Office
20 Salop Road
Oswestry
SY11 2NU
Tel: 01691 655334
Fax: 01691 657798
Email: oswestry@rogerparry.net



RICS



PrimeLocation.com

rightmove
The UK's number one property website

Zoopla Property Group

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.

Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.