



FOR SALE

Offers in the region of £235,000

Apartment A, 14 St Alkmunds Square,
Shrewsbury, Shropshire, SY1 1UH

A deceptively spacious and most desirable ground floor apartment set in a Grade II listed building with delightful views towards St Alkmunds Church and being located in the centre of this historic town.



Positioned in the town centre.



- Spacious ground floor apartment
- Grade II listed building
- Two double bedrooms
- Town centre position
- Charm and character
- Neatly presented

DIRECTIONS

From Halls Barker Street office proceed up the Pride Hill shopping area taking the right turn halfway up the bank into Butcher Row. Proceed straight ahead, keeping the church on your right hand side and follow the wall around to the left. 14 St Alkmunds Square will be identified on the left hand side.

SITUATION

The Apartment is most conveniently situated in the heart of the town centre. Shrewsbury provides a comprehensive range of leisure, social and shopping facilities and benefits from a fashionable range of restaurants and retail outlets. The property is situated in a delightful conservation area and its convenient position gives ready access to the railway station.

DESCRIPTION

Apartment A is a spacious ground floor apartment set in a highly desirable Grade II

listed building. The Apartment provides an excellent combination of charm and character, together with generously proportioned and neatly presented rooms. The living room has a delightful aspect towards St Alkmunds church, whilst the kitchen which is currently fitted with a range of units and appliances may benefit from a scheme of modernisation. There are two double bedrooms, the master of which is particularly spacious, and both are served by the bathroom which has a separate shower.

ACCOMMODATION

A panelled part glazed door leads into a communal entrance hall with a private entrance door into the Apartment.

ENTRANCE HALL

With wall mounted Telecom entrance system, dado rail and mini staircase rising to Bedroom 1. Doors off and to:

LIVING ROOM

4.83m x 4.52m (15'10 x 14'10)

With exposed pine boarded flooring. Feature windows with delightful aspect. Fireplace with remote controlled living flame electric fire.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN

2.67m x 2.44m (8'9 x 8'0)

Providing eye and base level units comprising of cupboards and drawers with work surface over, and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Integral electric oven and grill with 4 ring gas hob unit over and filter hood. Space and plumbing for washing machine. Wall mounted gas fired central heating boiler. Tiled splash. Integral fridge freezer. Under cupboard lighting.

BEDROOM 1

4.72m x 4.47m (15'6 x 14'8)

With exposed pine boarded flooring.

BEDROOM 2

3.33m x 3.68m max (nar to 2.51m (10'11 x 12'1 max (nar to 8'3))

Exposed pine boarded flooring and windows with feature view towards St Alkmunds Church.

BATHROOM

Providing a white suite comprising WC, pedestal wash hand basin, panelled bath, separate shower cubicle with mains fed shower. Part tiled walls. Built in linen

cupboard with radiator. Extractor fan.

GENERAL REMARKS

SERVICES

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

TERMS OF LEASE

Length of Lease: 125 years.

Start Date: 2001.

Service Charge approximately £850 p.a.

The management company consists of 5 owners within the Building. There is a Shareholders Agreement.

Apartment A has 24% of the shares. Share value (£100).

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'D'.

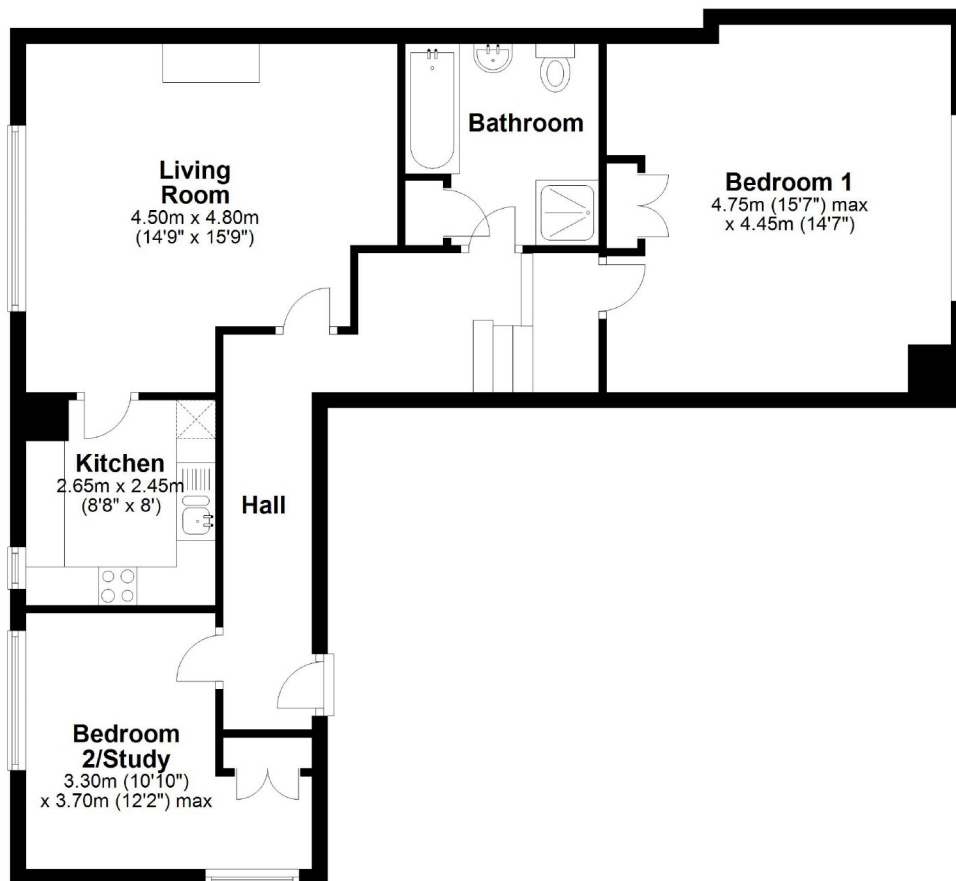
VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

Apartment A, 14 St Alkmunds Square, Shrewsbury, Shropshire, SY1 1UH

Ground Floor

Approx. 77.3 sq. metres (831.6 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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