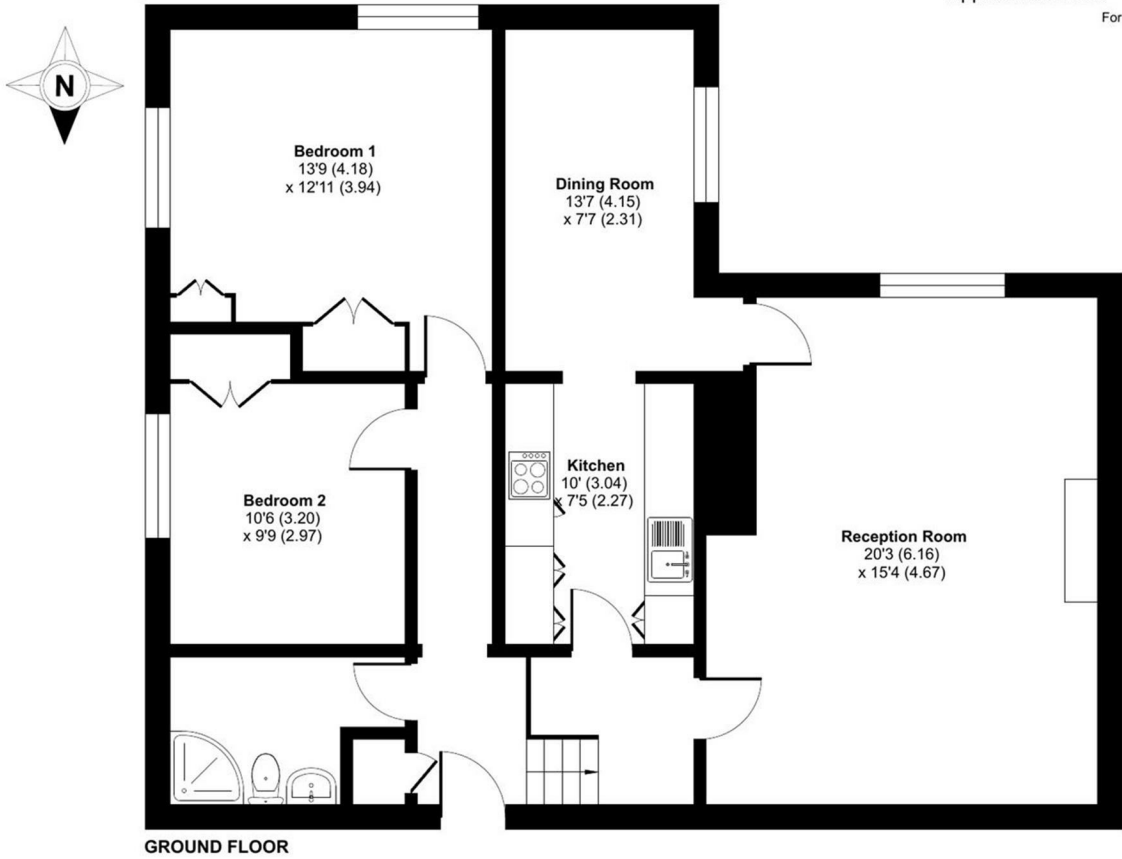


FOR SALE

Apartment A1 The Court, St. Marys Place, Shrewsbury, Shropshire, SY1 1DY

Approximate Area = 982 sq ft / 91.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1477726



FOR SALE

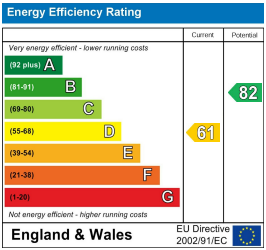
Offers in the region of £250,000

Apartment A1 The Court, St. Marys Place, Shrewsbury, Shropshire, SY1 1DY

A particularly spacious first floor apartment in excellent decorative order positioned in this period building in a superb town centre location.

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.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


2 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s





- Walking distance of town centre
- Neatly presented throughout
- Rooms of pleasing proportion
- Gas central heating
- 2 bedrooms
- NO ONWARD CHAIN

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.

DESCRIPTION

Occupying a first-floor position within this prominent and highly attractive period building in the heart of Shrewsbury town centre, Flat A1 is a wonderfully proportioned apartment offering spacious and well-presented accommodation with further scope for improvement. Combining character features with practical modern living, the property is sure to appeal to a wide range of purchasers.

The accommodation is centred around an impressive and generously sized living room, beautifully enhanced by a tall sash window that provides excellent natural light and creates an elegant living environment. The fitted kitchen is well equipped with a comprehensive range of units and seamlessly opens into a dedicated dining area, providing an ideal space for both everyday living and entertaining.

The apartment further benefits from two spacious double bedrooms, both offering excellent proportions and flexibility of use. These are complemented by a well fitted shower room. Outside, there are residents only seating areas to the ground floor.

Enjoying a highly convenient town centre location, with Shrewsbury's excellent range of shops, restaurants, cafés and amenities all within easy walking distance, this superb apartment presents an excellent opportunity for owner-occupiers and investors alike.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TERMS OF LEASE

Length of lease: 160 years from 31 July 2013
Sinking fund £831.19 per 6 months.

Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.