

40 Albury Place St Michaels Street Shrewsbury SY1 2ET



2 Bedroom Apartment - Penthouse
Offers In The Region Of £450,000

The features

- IMPRESSIVE PENTHOUSE APARTMENT WITH 3 BALCONIES
- ENVIALE LOCATION CLOSE TO THE TOWN WITH 2 PARKING SPACES
- KITCHEN WITH RANGE OF HIGH END INTEGRATED APPLIANCES
- FURTHER DOUBLE BEDROOM WITH BALCONY AND SHOWER ROOM
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- FINISHED TO EXCEPTIONAL STANDARD OF SPECIFICATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH FITTED FURNITURE AND STUNNING BATHROOM
- SECURE COMMUNAL ENTRANCE WITH LIFT ACCESS
- EPC RATING B



*** STUNNING PENTHOUSE WITH FAR REACHING TOWN VIEWS ***

An excellent opportunity to purchase this fabulous Penthouse apartment affording impressive accommodation which oozes with natural light and which is finished to an exceptional standard of specification - benefitting for 3 balconies with lovely views across the Town.

Occupying an enviable position on the edge of the Town Centre being a short stroll from all of its amenities including the Railway Station with links to London and for commuters ease of access to the A5/M54 motorway network.

Located on the 3rd floor of this prestigious development with secure video entry system with lift and stair access the accommodation briefly comprises personal Reception Hall, impressive open plan Living Dining Kitchen with range of integrated appliances and full length South West facing balcony, Principal Bedroom with Balcony, range of fitted bedroom furniture and luxury en suite Bathroom, further double Bedroom with fitted wardrobes and Balcony and adjacent Shower Room.

The property has the benefit of high energy insulation, gas central heating, triple glazing and 2 allocated parking spaces.

Viewing essential.

Property details

DESCRIPTION

The Penthouse, Albury Place - A recently constructed Penthouse designed for today's modern buyers finished to an exceptional standard of specification by reputable award winning local developers SY Homes and is being offered for sale by its original buyer.

Featuring an exceptional finish with every imaginable upgrade this Penthouse has high energy insulation with energy efficient under floor heating throughout. The open plan Living/Kitchen/Dining area is fitted with complimentary tiling from The Porcelanosa range throughout with large slide-and-glide doors onto the balcony which spans the whole length of the Penthouse. The state of the art Kitchen is beautifully fitted with units from the impressive Nolte range, marble worktops and a full range of integrated appliances. The modern fully tiled Bathrooms both feature Grohe showers with drench heads, impressive free standing bath with hidden mirrored TV, contemporary vanity units and complementary tiling.

Only two penthouses occupy the Top floor, making this home feel very private and the property benefits from 2 allocated parking spaces.

LOCATION

Albury Place forms a stylish, secure courtyard development of Town Houses, Apartments and Penthouses situated on the edge of the Historic Town of Shrewsbury. A short stroll from the Railway Station and Town Centre which boasts a range of amenities including award winning Restaurants, Independent Shops and Stores, Supermarkets, Banks and Shopping Centres. For those who seek entertainment on hand is Theatre Severn which hosts local and national acts, The Old Market Hall cinema, a selection of wine bars, public houses and nightclubs along with the Cineworld complex. The Town is steeped with historic buildings including The Castle and there are lovely walks to the nearby famous Shrewsbury Quarry and along the beautiful riverside.

For commuters, the Railway Station is a stone's throw away where there is an excellent rail network with links to London. There is also ease of access to the A5/M54 motorway network.

SECURE COMMUNAL ENTRANCE

Stylish communal Entrance Hall with lift access or staircase with feature glass balustrading leading to the 3rd floor.

PERSONAL RECEPTION HALL

with secure entryphone system, large cloaks/linen

cupboard and recessed lighting. Feature tiled flooring.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A truly fabulous room, perfect for those who love to entertain, oozing with natural light from the two sets of full length sliding doors which open directly onto the Balcony and further window to the side with a wonderful aspect across to the Town.

The Living/Dining areas feature Porcelanosa floor tiles throughout, built in Sonos sound system and media wall with living flame fire and recess for TV concealed pelmet lighting and recessed ceiling lights. Lighting consists of down lighters on dimmer switches and pelmet lighting.

The Kitchen is beautifully fitted with a range of Nolte units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Comprehensive range of matching units comprising cupboards and drawers with solid work surfaces over and having range of integrated appliances including washing machine, dishwasher, twin ovens, combination microwave oven and coffee machine, granite backsplash and range of eye level glass fronted cabinets over. Feature large breakfast island recessed seating area housing inset induction hob with range of deep pan drawers and storage beneath, twin wine coolers and overhead recessed extraction.

PRINCIPAL BEDROOM

A fabulous principal bedroom suite with range of beautifully fitted bedroom furniture and fully carpeted. Sliding doors leading onto it's own BALCONY with far reaching views towards The Wrekin and Haughmond Hill and additional window providing a lovely aspect across to the Town Centre. Wall-mounted bedside lighting plus dimmable ceiling spots.

EN SUITE LUXURY BATHROOM

An unusually large bathroom - offering the height of luxury with its free standing bath and waterfall tap with a mirror-fronted LED wall-mounted smart TV - the perfect way to soak the day away! Large glass shower cubicle with Grohe shower and drench head, hand basin set into vanity with mood lighting and storage beneath, wall hung concealed WC suite. Complimentary Porcelanosa tiling, contemporary towel rail/radiator. Underfloor heating and motion-activated low-level lights so you'll never search for the light switch again!

GUEST BEDROOM

A lovely room with range of fitted bedroom furniture, fully carpeted and doors leading onto it's own BALCONY with far reaching views towards The Wrekin and Haughmond Hill. Wall-mounted bedside lights and dimmable ceiling spots.

SHOWER ROOM

Beautifully appointed with suite comprising of a walk in Shower with Grohe shower and drench head over, wash hand basin set into vanity unit and WC suite. Finished with tiling from the stunning Porcelanosa range. Contemporary towel rail/radiator.

BALCONIES

A unique feature of this Penthouse is its three Balconies - two of which lead from the Bedrooms and provide the perfect area to enjoy an early morning coffee whilst watching the sun rise. The Balcony to the rear runs the width of the Penthouse - over 10metres long and enough for several seating areas. West-facing, it provides a lovely outlook over the roof tops to the Town and out to the Shropshire Hills - the perfect place to watch the sun set.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 150 year lease, with 144 remaining. The annual ground rent is £xxx and the annual service charge is £xxx. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please



contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

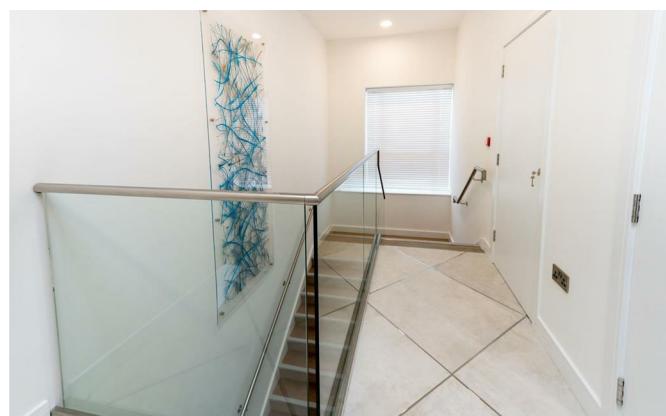
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

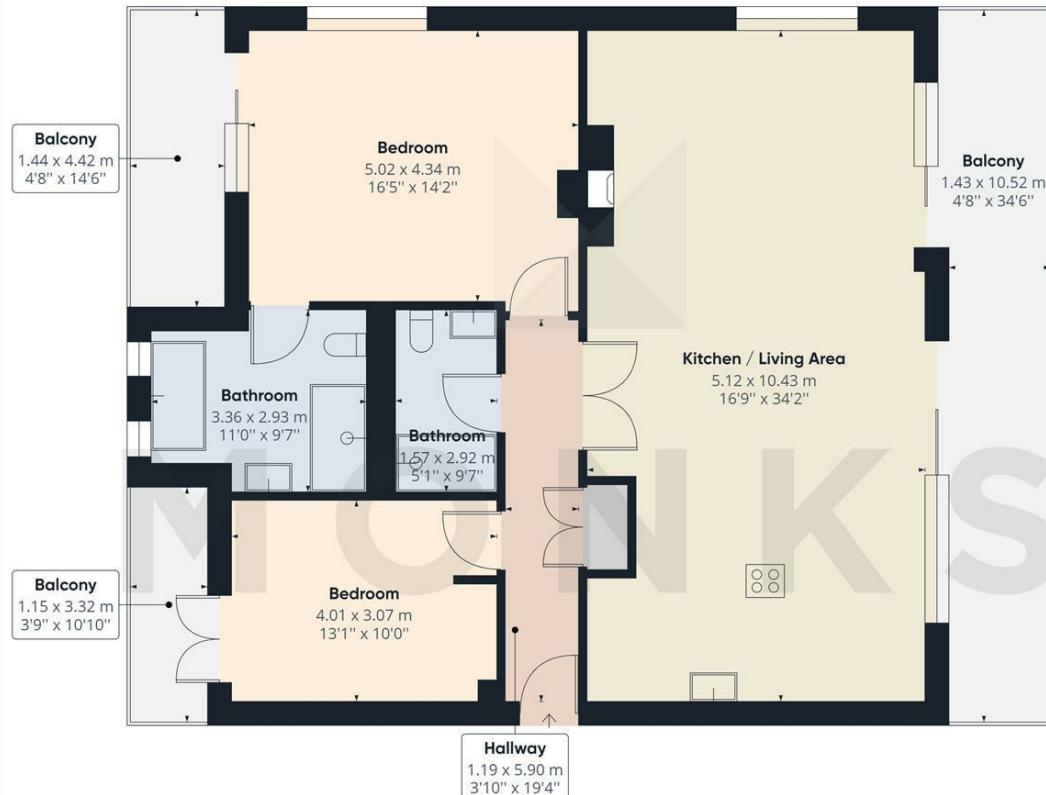




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Approximate total area⁽¹⁾
1186.73 ft²
110.25 m²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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