

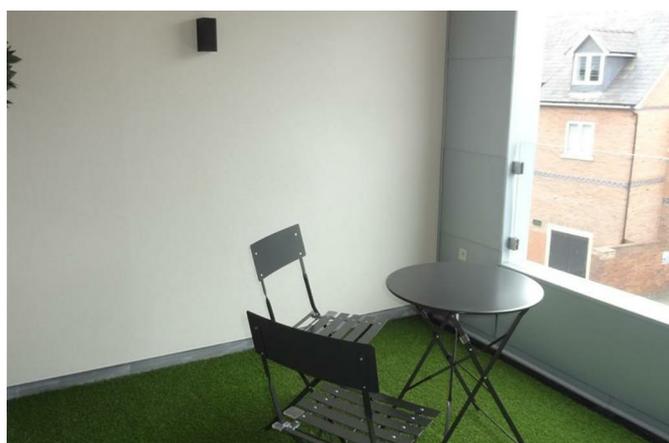
# 15 Cambrian House Chester Street Shrewsbury SY1 1PA



2 Bedroom Apartment  
Offers In The Region Of £225,000

## The features

- FABULOUS 2 DOUBLE BEDROOM APARTMENT
- SECURE ENTRANCE WITH LIFT AND ALLOCATED GATED PARKING
- CONTEMPORARY FITTED KITCHEN
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- LUXURIOUS STANDARD OF FINISH & SPECIFICATION
- PRIVATE BALCONY
- LARGE LIVING/DINING AREA
- FURTHER DOUBLE BEDROOM
- EPC RATING C



**\*\*\* STUNNING 2 BEDROOM APARTMENT WITH BALCONY AND VIEWS \*\*\***

An excellent opportunity to purchase this fabulous apartment affording impressive accommodation which is finished to an exceptional standard of specification and which benefits from an enclosed Balcony with views over the Town.

Occupying an enviable position right 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 of apartments and penthouses with secure 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 South West facing balcony, Principal Bedroom with luxury en suite Shower Room, further double Bedroom and Bathroom.

The property has the benefit of high energy insulation, gas central heating, Balcony and allocated gated parking.

Viewing essential.

## Property details

### LOCATION

Cambrian House is situated in a prominent position on the corner of Chester Street, adjacent to Shrewsbury train station, and only a stone's throw from the centre of Shrewsbury town. The historic town centre offers a wide selection of boutiques, cafes and restaurants as well as the Severn Theatre at Frankwell. The River Severn forms a loop around the town, providing riverside walks and the location of the annual boat race which can be viewed from The Quarry Park, where the Shrewsbury Flower Show and a number of other events are held throughout the year. Cambrian House is conveniently placed for a number of schools including Shrewsbury School, Shrewsbury High School for girls and Shrewsbury Sixth Form College. In addition there are two preparatory schools as well as a number of popular state schools. Road communications are excellent with the A5/M54 linking Shrewsbury to Telford where there is an extensive town centre shopping complex together with a range of both retail and industrial sites. The M54 continues to the West Midlands and the national motorway network beyond. The A5 also provides quick access to mid and north Wales and to the A53, which links to the A49 giving access north to Chester and Manchester. Shrewsbury train station sits adjacent to the development and provides numerous rail connections including a direct train to London. International airports are available within reasonable driving distance at Birmingham, Manchester and East Midlands.

### 15 CAMBRIAN HOUSE

15 Cambrian House - 15 Cambrian House occupies a pleasant position on the second floor and has over 1000 sq ft of accommodation accessed via secure recessed communal entrance opening to reception hall with staircase and lift access. Personal entrance door to:

### RECEPTION HALL

Personal Reception Hall with entryphone system.

### FABULOUS OPEN PLAN LIVING / DINING ROOM

22'7" x 13'5" (6.9m x 4.1m)

A lovely entertaining room offering light and spacious open plan accommodation with large windows to the front aspect.

### KITCHEN

11'5" x 10'5" (3.5m x 3.2m)

Fitted with contemporary style Crown units comprising of complementary cupboards and drawers with a range of integrated appliances including dishwasher, fridge freezer, hob and ovens set into solid work surfaces with upstands and extraction.

### BALCONY

9'2" x 8'6" (2.8m x 2.6m)

With feature glazing and ideal for enjoying evening drinks.

### UTILITY ROOM

9'10" x 4'11" (3.0m x 1.5m)

With space for washing machine and tumble dryer.

### PRINCIPAL BEDROOM

12'9" x 10'2" (3.9m x 3.1m)

Having window to the rear.

### EN-SUITE BATHROOM

9'6" x 5'10" (2.9m x 1.8m)

Fitted with contemporary suite comprising panelled bath with shower over, wash hand basin set into vanity unit and WC. Complementary tiled surrounds.

### BEDROOM TWO

12'9" x 9'6" (3.9m x 2.9m)

With window to the rear.

### BATHROOM

6'6" x 5'6" (2.0m x 1.7m)

With contemporary suite comprising panelled bath with shower over, wash hand basin set into vanity unit and WC. Complementary tiled surrounds.

### PARKING

One parking space

### SECTION 20 INFORMATION

The apartment is priced to reflect the existence of a Section 20 notice relating to proposed roof repairs, which was issued in February 2024. A surveyor's report outlining the proposed works and estimated costs is available for inspection. The cost of the works will be apportioned between the leaseholders, with the main phase of the works currently scheduled to commence later this year. Further information is available upon request.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold. We would recommend this is verified during pre-contract enquiries.

Service charge for period 01/05/2025 – 30/04/2026 £1805.32

Ground rent for period 01/05/2025 – 30/04/2026 £200

Parking Space 8

Service charge for period 01/05/2025 – 30/04/2026 £221.56

Ground rent for period 01/05/2025 – 30/04/2026 £50

#### 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 C - 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](https://monks.co.uk/buy/mortgage-calculator/) 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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**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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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