

# 22 Albury Place St. Michaels Street Shrewsbury SY1 2ET



**2 Bedroom Apartment**  
**£250,000**

## The features

- STUNNING FIRST FLOOR APARTMENT
- NEW BUILD WARRANTY REMAINING
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE, GUEST BEDROOM WITH LUXURY BATHROOM
- VIEWING ESSENTIAL.
- NO ONWARD CHAIN
- SECURE COMMUNAL ENTRANCE WITH LIFT ACCESS AND COMMUNAL STORAGE
- BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES
- PRIVATE ALLOCATED PARKING
- EPC RATING B



A STUNNING APARTMENT - FOR BUYERS WHO ARE LOOKING FOR THAT TRULY EXCEPTIONAL HOME

#### NO ONWARD CHAIN

This truly impressive Apartment is located on the First Floor with lift access and has been finished to an ultra contemporary standard of specification. Constructed in 2020 by reputable local developers SY Homes. This apartment comes with a remaining five years on the new build warranty.

Offering stylish, modern living – naturally well lit, spacious and airy rooms – designed with real luxury and elegance.

Location, Location, Location is key here too – a short stroll from the Railway Station, Town Centre with it's vast selection of shops, restaurants and beautiful riverside walks through the famous Shrewsbury Quarry

The property has a secure personal parking space and features triple glazing, under floor heating throughout, Porcelanosa tiles, Villeroy and Boch sanitary ware, Sonos integrated sound systems.

Viewing highly recommended.

## Property details

### DESCRIPTION

Apartment 22 was constructed in 2019 and features high energy insulation with energy efficient triple glazing, gas central under floor heating. Stunning Nolte Kitchens which is fully fitted with a range of integrated appliances. The modern fabulous Bathroom features Grohe showers with drench heads, Villeroy and Boch contemporary vanity units and sanitary ware, Mirrored smart TV, Sonos intelligent speaker system and lovely Porcelanosa tiling.

### 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.

### OPEN PLAN LIVING

An impressive open plan Living/Dining area naturally well lit with Juliette style Balcony and featuring beautiful porcelanosa tiled floor, media points and recessed ceiling lights.

### KITCHEN

Beautifully fitted with an excellent range of contemporary units from the stunning Nolte range and comprising of range cupboards and drawers with undermount sink and 20mm solid quartz work surfaces, matching up stands, under unit LED lighting, a range of integrated appliances including microwave, oven, induction hob, dishwasher, fridge freezer, washer dryer and wine cooler, window with fitted blinds to the front and completed with down lighters.

### PRINCIPAL BEDROOM

With Juliette style balcony to the front, excellent range of fitted bedroom furniture including wardrobes, dressing table and drawers. Media points, fitted bedside and reading lights.

### ENSUITE

fitted with glass sliding shower cubicle, Grohe rain drench shower head, vanity unit fitted with sink with waterfall tap and WC suite. Illuminated mirror with shaving socket, LED lighting and complimentary tiling

### BATHROOM

Beautifully appointed suite comprising contemporary bath with waterfall tap, walk in shower cubicle with Grohe shower/drench head, free standing slipper bath, Villeroy and Boch wash hand basin set into vanity unit and WC suite with illuminated mirror above. Fully tiled walls and flooring, heated towel rail.

### BEDROOM TWO

Again a great double room, with fitted wardrobe, High level TV point, fitted bedside and reading lights.

### OUTSIDE

The property has a secure allocated parking space accessed by remote fob. There is external communal storage, for bikes.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 150 year lease, with 146 remaining. The annual ground rent is £220 and the annual service charge is £1,528. 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](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

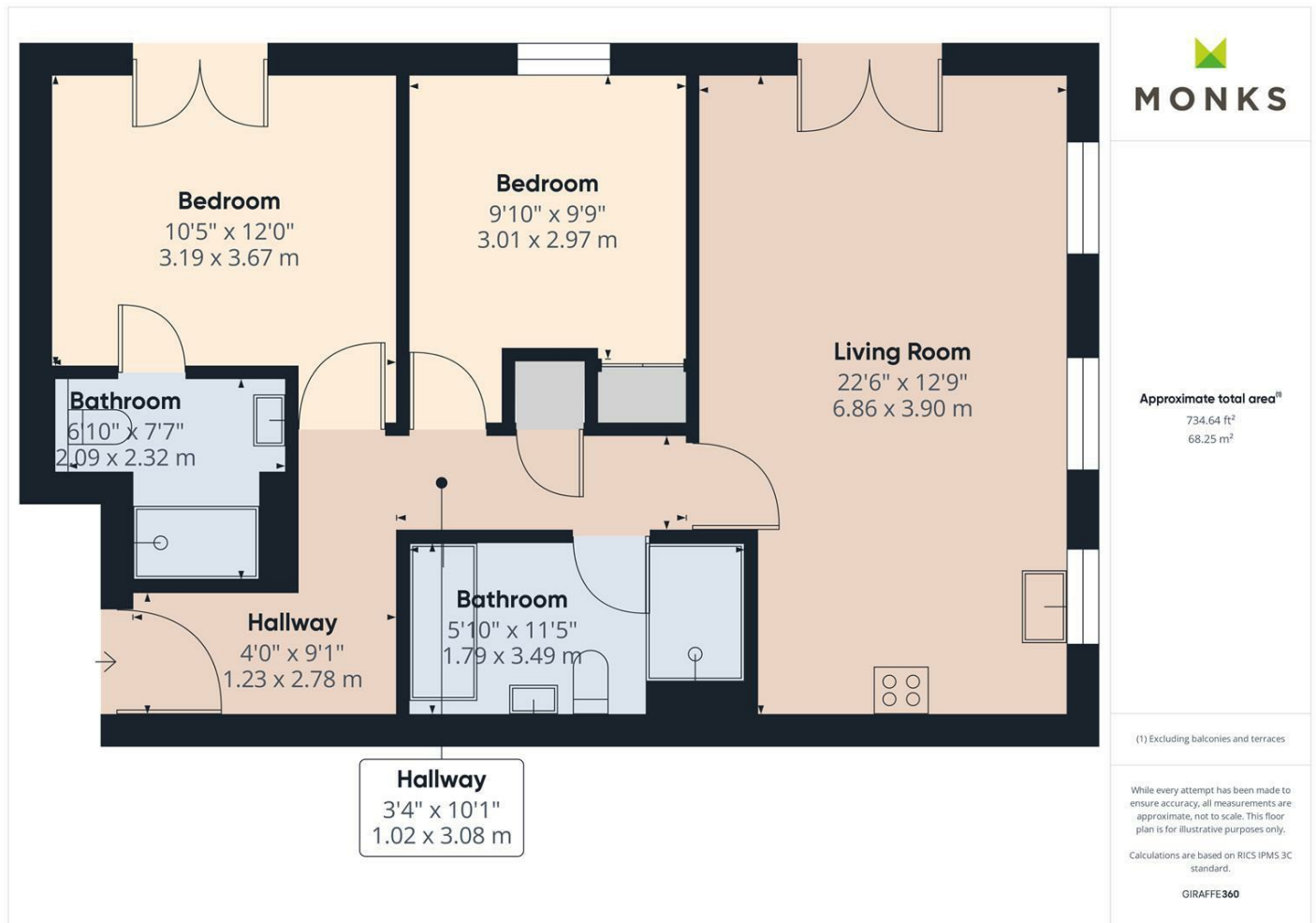
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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2 Bedroom Apartment  
£250,000





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## Get in touch

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## Shrewsbury office

10a-11 Shoplatch,  
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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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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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