



The Crown Collection

Proudly presented by Monks



The Penthouse Albury Place
St Michaels Street Shrewsbury
SY1 2EY

2 bedroom Apartment - Penthouse property
Offers in the region of £475,000

For homes with
that royal touch.



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.



Forgive us for the arty photos, but this sunset had to be shared. Imagine opening the full width glass doors to the West-facing balcony and entertaining in your designer kitchen with open-plan dining area and lounge... This penthouse really has the WOW factor! VIEW TODAY

Private, stylish and totally high spec, the Penthouses at Albury Place are designed for those who enjoy a unique perspective on life. One penthouse is now UNDER OFFER - only one available.

- Penthouse 38 (UNDER OFFER) faces South, with balconies facing East and West.
- Penthouse 40 faces North, with far-reaching views to Shrewsbury Prison and town centre, plus balconies facing East & West - NOW DRESSED AS A SHOW HOME

The contemporary, open-plan floorplan for each Penthouse creates a show-stopping space for entertaining. An elegant lounge area around the modern gas fire. A large dining area connects to the chef's kitchen which boasts a huge island and the latest appliances. Two sets of sliding doors open to the 10m long terrace.

The master suite is luxurious, with a large bedroom, fitted wardrobes, glass doors to a private balcony, and a spacious en-suite with free-standing bath and walk-in shower. The second bedroom is ideal for guests or as private space, and has its own balcony and fitted wardrobe. The second bathroom is well-appointed with a large shower and storage. Further storage cupboard off the wide hallway.

On entry, a lift takes you from the stylish lobby up to the 3rd floor - shared only with the other penthouse. Stairs are well lit, with smart handrails and custom-designed artwork. Video intercom.

Superbly located, Albury Place is close to Shrewsbury town centre and to the railway station with direct trains to Birmingham, Manchester and London. Step from your doorstep onto the green routes that lead through former canals and open green spaces. The roof top and balcony views across our beautiful town recall the key role Shrewsbury played in the industrial revolution.

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DESCRIPTION

The Penthouse, Albury Place - A brand new residential project which has been designed for today's modern buyer who expect more than just a new home WITHOUT HAVING TO PAY FOR UPGRADES. Featuring an exceptional finish with every imaginable upgrade each 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 baths with hidden mirrored TV (master suite), contemporary vanity units and tiling from the beautiful Porcelanosa range. Each property has two 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

Accessed - via the truly stylish communal lobby area - the first of its kind within the Town - with impressive elevator and staircase with frameless glass balustrade. Creating a contemporary sleek finish - a wow factor for any visiting guest.

PERSONAL RECEPTION HALL

again with stylish tiled flooring, large cloaks cupboard and recessed lighting.

OPEN PLAN LIVING/DINING/KITCHEN

A 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. Porcelanosa floor tiles throughout, built in Sonos, Media and network points. Stunning showpiece electric feature fire with recessed area for flat screen TV above. Lighting consists of down lighters on dimmer switches and pelmet lighting

KITCHEN/DINING

Beautifully fitted with a range of units from the stunning Nolte collection, sleek stylish units comprising slow closing cupboards and drawers with concealed mood lighting and marble worksurfaces over and a full range of integrated appliances.

PRINCIPAL BEDROOM

A fabulous principal bedroom suite with range of beautifully fitted bedroom furniture, fully carpeted with pelmet lighting. Sliding doors leading onto it's own BALCONY with far reaching views towards The Wrekin and Haughmond Hill.

ENSUITE

An unusually large master suite bathroom - affording the height of relaxation with its free standing bath and waterfall tap with a mirror fronted LED wall mounted smart TV - the perfect way to soak those cares away - large glass shower cubicle with Grohe shower and drench head over, wash hand basin set into vanity with mood lighting and storage beneath, wall hung concealed WC suite. Complimentary Porcelanosa tiling, contemporary towel rail/radiator.

GUEST BEDROOM

Again a lovely room with range of fitted bedroom furniture, fully carpeted with pelmet lighting and doors leading onto it's own BALCONY with far reaching views towards The Wrekin and Haughmond Hill.

BATHROOM

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 – providing each with 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 and provides a lovely outlook over the roof tops to the Town and out to the Shropshire Hills – this time providing the perfect place to watch the sun set.

TENURE

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

GENERAL

FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest

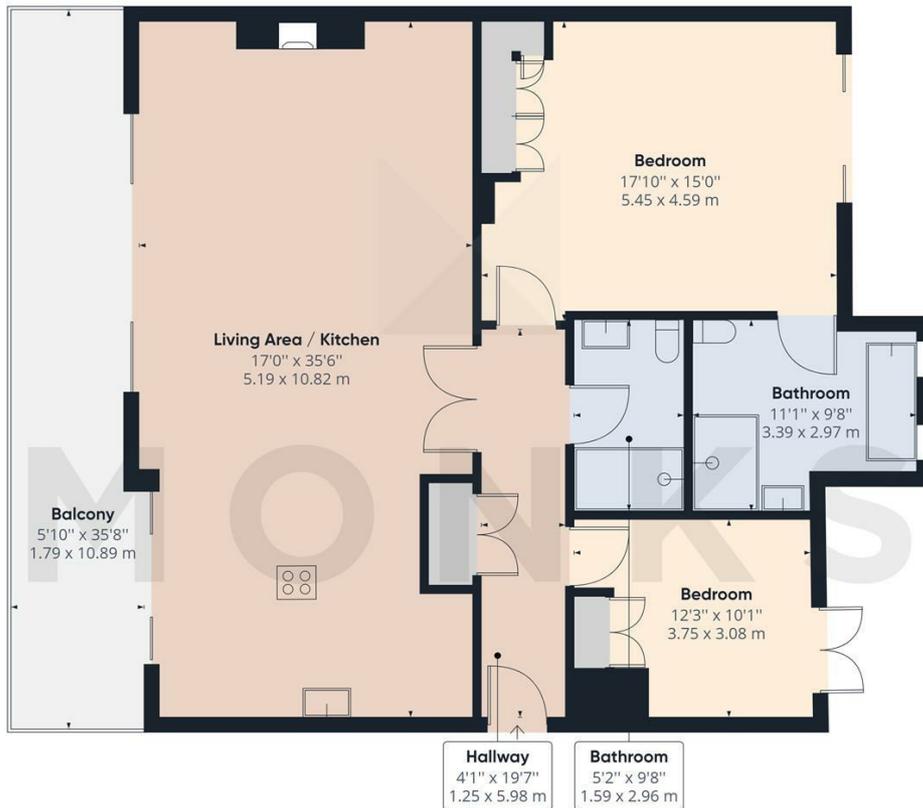
Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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.



Approximate total area⁽¹⁾
1214.72 ft²
112.85 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.

GIRAFFE 360



Judy Bourne
Director at Monks
Judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. sales.shrewsbury@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a Shoplatch, Shrewsbury,
Shropshire, SY1 1HL

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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