The Court St. Marys Place
Shrewsbury
SY1 1DY

MONKS

2 Bedroom Apartment - Mansion Block
Offers In The Region Of £350,000

The features

- ELEGANT 2 BEDROOM FIRST FLOOR APARTMENT
- SECURE COMMUNAL ENTRANCE HALL AND LIFT ACCESS
- GOOD SIZED LOUNGE, DINING ROOM AND RE-FITTED KITCHEN
- FURTHER DOUBLE BEDROOM AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED.
- PRESTIGIOUS TOWN CENTRE LOCATION
- BEAUTIFUL FRONT FACING ASPECT WITH VIEWS OVER ST MARY'S CHURCH
- LARGE PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- COMMUNAL COURTYARD STYLE SUN TERRACE WITH FABULOUS VIEWS
- EPC RATING C

***** IMPRESSIVE 2 DOUBLE BEDROOM APARTMENT *****

An excellent opportunity to purchase this beautifully presented two bedroom first floor Apartment which has been much improved by the current owner and benefits from a wonderful front facing aspect with views over St Mary's Church.

Set in the heart of the Town Centre in this historic building, being the former Royal Shrewsbury Infirmary and being a stone's throw from the Town's shops, cafe's restaurants, banks and Railway Station which has links to London. The famous Shrewsbury Quarry and River Severn are a short walk away.

The accommodation briefly comprises secure communal Entrance Hall with lift access, Reception Hall, elegant Lounge, Dining Room, re-fitted Kitchen, Principal Bedroom with en suite Shower Room, Utility Store, further Double Bedroom and Shower Room.

The apartments benefit from Gas Central Heating, lift and stair access and large gravelled sun terrace which provides fabulous views over the River Severn, Town and Shropshire Hills.

Viewing highly recommended.

Property details

LOCATION
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SECURE COMMUNAL ENTRANCE
Attractive covered entrance portico with stone pillars - wooden and glazed door with secure entryphone system to Entrance Porch which houses the postal boxes and further door opening to the elegant and light spacious communal Entrance Hall with stairs and lift access leading to the First Floor.

PERSONAL RECEPTION HALL
Wooden door opens to the Reception Hall with radiator.

LOUNGE
A generous sized elegant room having sash window overlooking the front with a wonderful aspect over St Mary's Church. Moulded ceiling cornice, ornamental fire surround with marble hearth, cupboard housing central heating boiler, media point, radiators.

DINING ROOM
Again with sash window to the front with a wonderful aspect over St Mary's Church. Excellent range of storage cupboard, radiator, opening to

KITCHEN
Attractively re-fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer tap set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances including dishwasher, fridge and freezer. Inset 4 ring hob with cupboards below and eye level oven and grill with deep pan drawers beneath. Tiled surrounds, range of eye level wall units, wooden effect floor covering.

BEDROOM HALL
with Airing Cupboard and off which lead

PRINCIPAL BEDROOM
An excellent sized room with feature high ceiling and sash window overlooking the front with a lovely aspect over St Mary's Church. Range of fitted wardrobes and high level storage cupboards, radiator.

EN SUITE
Refitted with suite comprising large walk in shower with glazed screen, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

UTILITY STORE
with space and plumbing for washing machine and ample storage for hoover etc.

BEDROOM TWO
A generous double room with sash window to the front again with lovely aspect over St Mary's Church, excellent range of fitted wardrobes, radiator.

SHOWER ROOM
with suite comprising large walk in shower, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE
To the rear of The Court is a sizeable gravelled sun terrace with seating areas, enclosed with fencing and wrought iron work and from which there are the most wonderful views over The River Severn, Town beyond to the Shropshire Hills in the distant.

GENERAL INFORMATION
TENURE
We are advised the property is Leasehold and subject to a 160 year lease, with 148 remaining. The ground rent and service charge fee is £375.00 per calendar month for 2025. 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 D - 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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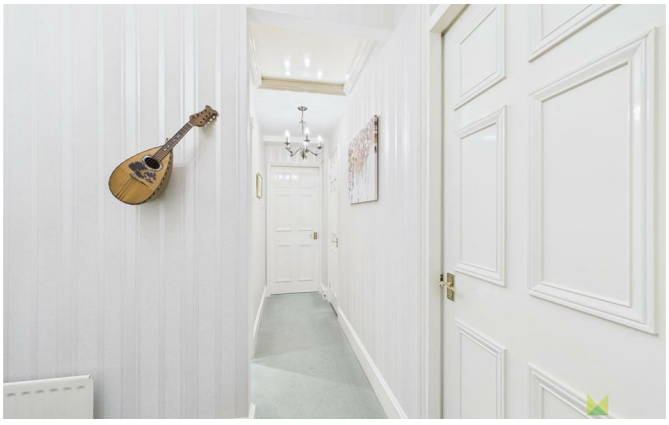
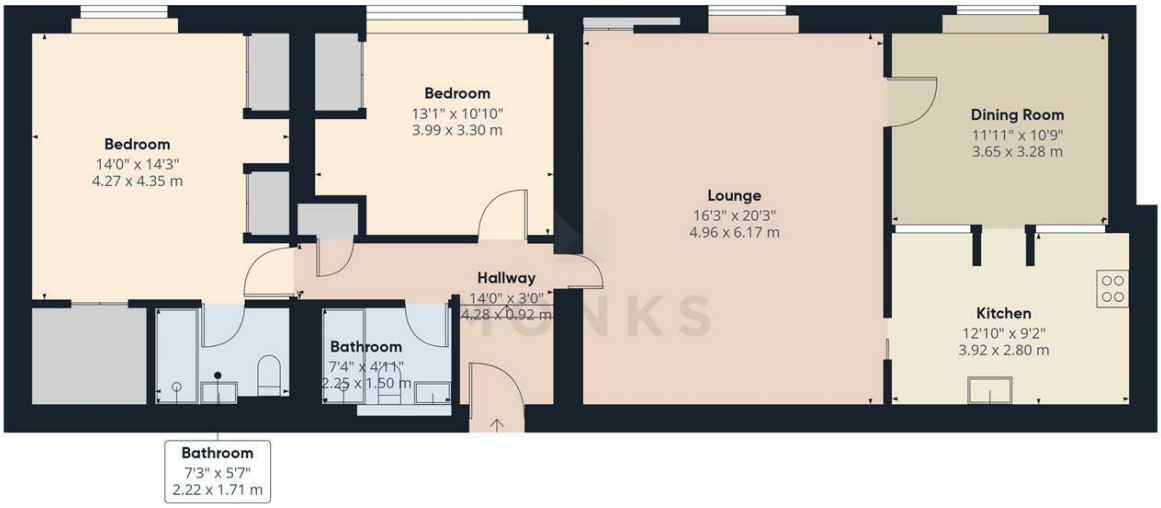


MONKS



Approximate total area[1]
1131 ft²
104.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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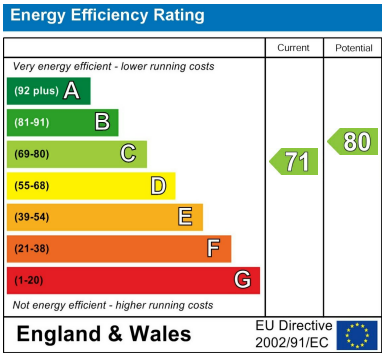

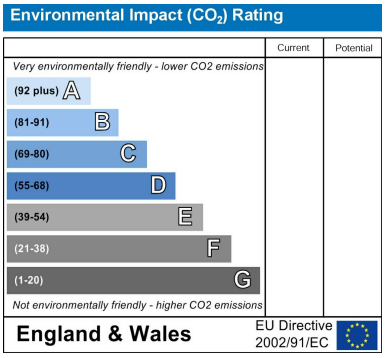

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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

• 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.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.