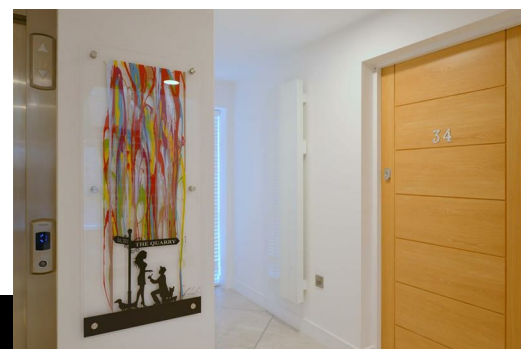


34 Albury Place, St. Michaels Street, Shrewsbury,  
Shropshire, SY1 2ET

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.  
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £260,000**

Viewing: strictly by appointment  
through the agent

This is a superior and luxurious, south facing, two double bedroom 2nd floor apartment, offering exceptionally well presented and bespoke interior with lavish contemporary fittings throughout. 34 Albury Place boasts instantly appealing, bright and airy living accommodation, which can only be fully appreciated by early internal inspection, which comes highly recommended by the selling agent. Albury Place is a select secure gated development, located on the fringe of the Shrewsbury town centre, taking full advantage of the many amenities, restaurants etc that the county town of Shrewsbury has to offer. Commuters will be please to know that the Shrewsbury Railway station is within a 5 minute walk and access to the local bypass which links up to the M54 motorway network is readily accessible from the property. Viewing is essential.

**The accommodation briefly comprises the following**

Stylish communal hallway with camera entry system with lift and stair access to 2nd floor, reception hallway with useful storage, impressive open plan lounge/diner/kitchen with Juliet style balcony, Kitchen area fitted with Neff and beko appliances, wine cooler, LED lighting and Quartz worktops, two double bedrooms having Hammond wardrobes (one of which has en-suite and Juliet style balcony to master bedroom) large luxury bathroom with stunning free standing bath with hidden mirror and height of luxury, inset wall mounted SMART TV, high energy insulation, triple glazed windows and underfloor gas fired central heating throughout, private allocated car parking space within the secure courtyard, south facing aspect providing an abundance of natural light throughout with views towards the Shrewsbury town centre and beyond. The property was originally built in 2020, by project of the year 2002 winners SY HOME, and has been finished to exceptionally high standard with lavish fittings throughout including Villeroy and Boch sanitary ware, contemporary vanity units with tiling from the beautiful Porcelanosa range, Sonos surround sound speaker, fitted blind

Secure communal entrance gives access to a stylish communal entrance hall with stairs and lift rising to:

**Second floor**

Door then gives access to:

**Reception hallway**

Having tiled floor with under floor heating, recessed LED spotlights to ceiling, two fitted storage cupboards, wall light mounted digital heating control panel.

Door from reception hallway gives access to:

**Contemporary open plan lounge/diner/kitchen**

22'1 x 12'9 max

The lounge/diner area comprises: tiled floor with underfloor heating, double glazed French leading to a Juliet style balcony, two triple glazed windows, LED recessed spotlights and speaker to ceiling. The kitchen area comprises: a range of modern and eye level base units with built-in cupboards and drawers, integrated fridge freezer, Neff oven with microwave combination oven above, slimline dishwasher, wine cooler, washer dryer, fitted worktops with inset sink with mixer tap over, cupboard housing Worcester gas fired central heating boiler, triple glazed window, tiled floor with underfloor heating, tiled splash surrounds, LED spotlights to ceiling.

Doors from reception hallway then give access to: Two double bedrooms and stylish bathroom.

**Bedroom one**

11'6 max x 10'5

Having double glazed French doors giving access to Juliet style balcony, two fitted double wardrobes with dressing area to side, wall light points.

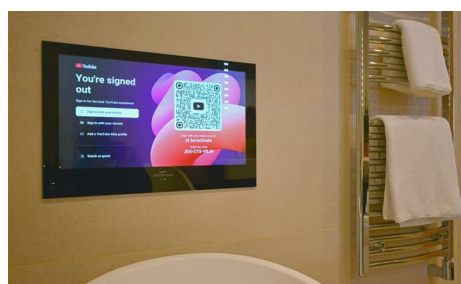
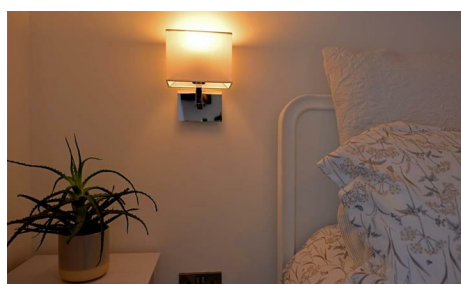
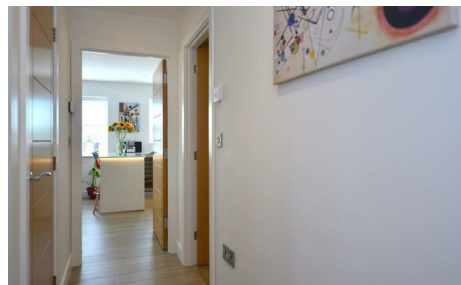
Door to:

**En-suite shower room**

Having large walk-in shower with drench shower over, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, wall mounted non touch infrared wall mounted mirror, fully tiled to walls, tiled floor with underfloor heating, recessed LED spotlights to ceiling.







### Bedroom two

12'2 max reducing down to 9'8 x 9'10

Having triple glazed window to front, fitted double wardrobe, wall light points.

### Stylish bathroom

Having a modern four piece suite comprising: double ended free standing bath with wall hung fountain effect tap and hand-held shower attachment to side, large walk-in tiled shower cubicle with drench shower over, WC with hidden cistern, wash hand basin with mixer tap over set to vanity unit, integrated SMART TV, wall hung heated chrome style towel rail, fully tiled to walls, LED spotlights to ceiling.

### Outside

Within this secure gated development there is one allocated car parking space.

### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

### COUNCIL TAX BAND B

### Tenure

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 143 years

Ground rent £225,00 per annum

Service charge £1500.00 per annum

Ground rent review date in 2029 and price TBC

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### Agents note - Ground rent

The ground rent is currently set at £225 per annum and remains fixed at this rate until 31 December 2029. The lease includes a rent review mechanism, but this only applies every ten years starting from 1 December 2029.

Therefore, the next scheduled review will be in December 2029, and any increase at that time will be calculated in line with the Retail Prices Index (RPI).

### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

