

9 St. Julians Crescent, St. Julians Friars, Shrewsbury,
Shropshire, SY1 1UD

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. The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offered for sale with NO UPWARD CHAIN, is this well presented, spacious and instantly appealing two double bedroom second floor apartment. One of the property's stand out features is a bright bay fronted open plan lounge/diner/kitchen which creates a wonderful sense of space and natural light. The property's layout is perfectly suited for modern living providing a welcoming environment for many potential buyers. Set within a desirable residential location within striking distance of tranquil riverside walks leading to the Quarry Park and highly convenient access to the medieval town Centre of Shrewsbury with all the fantastic independent and major amenities. 9 St. Julians Crescent has the added benefit of being offered for sale partly furnished, along with one allocated car parking space. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hallway with a secure intercom entrance system, second floor communal landing, entrance hallway, attractive, spacious bay fronted open plan lounge/diner/kitchen, two double bedrooms both with large fitted wardrobes, attractive bathroom, sealed unit double glazing, gas fired central heating, allocated car parking space, All furniture and freestanding white goods are included in the sale of the property, NO UPWARD CHAIN, town centre location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Two secure entrance doors with intercom system leads to:

Communal entrance hallway

Stairs then rise to second floor communal landing door then gives access to:

Entrance hallway

Having radiator, loft access, two useful storage cupboards.

Door from entrance hallway gives access:

Attractive spacious bay fronted L shaped open plan
19'2 max into bay x 18'9 max

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, free standing washing machine, free standing fridge with freezer compartment above, tiled floor, cupboard housing gas fired central heating boiler, double glazed sash window with aspect over St. Julians Friars car park, recessed spotlights to ceiling.

The lounge/diner area comprises: Large bay with three sealed unit double glazed windows with a pleasing aspect, radiator, wall mounted stone effect electric fire.

From entrance hallway door then gives access to: Two double bedrooms and bathroom.

Bedroom one

10'5 x 9'9

Having sealed unit double glazed sash window with a pleasing aspect towards St. Julians car park, large built-in wardrobe, radiator.

Bedroom two

10'2 x 8'11

Having sealed unit double glazed window looking down

towards St. Julians Crescent, radiator, large built-in double wardrobe.

Bathroom

Having a modern three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, recessed spotlights and extractor fan to ceiling. tiled floor, heated chrome style towel rail.

Outside

To the front of the development (where the Greyfriars Bridge is) there is one allocated car parking space numbered 'F14'

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 108 years

Ground rent £200 per annum

Ground rent and price review date TBC

Service charge £1700 per annum

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

FLOORPLANS

