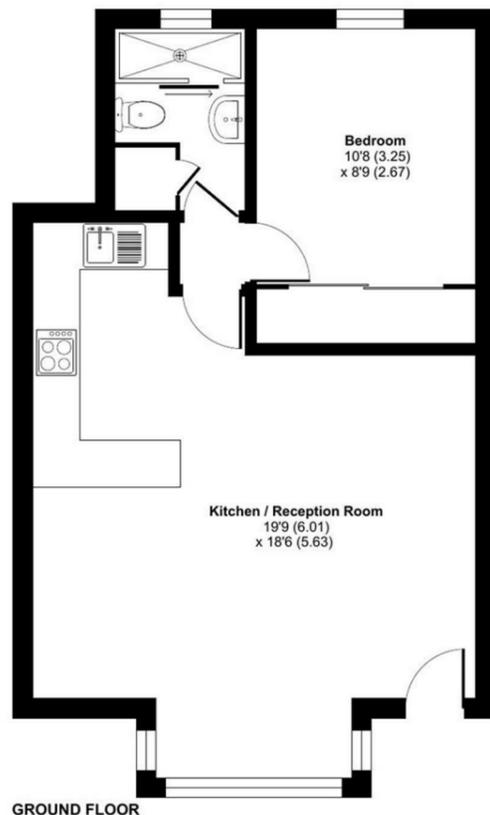


FOR SALE

2 Trafalgar Place, Abbey Foregate, Shrewsbury, SY2 5EH



Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1360599



FOR SALE

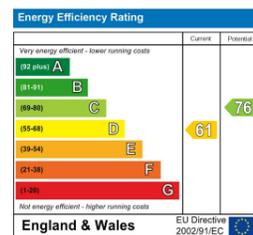
Offers in the region of £169,950

2 Trafalgar Place, Abbey Foregate, Shrewsbury, SY2 5EH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A superb and particularly spacious ground floor apartment in excellent condition, with allocated parking and located within walking distance of the town centre.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Excellent convenient location
- Beautifully proportioned
- Improved accommodation
- Allocated and visitor parking
- Courtyard garden
- NO ONWARD CHAIN

DESCRIPTION

Tucked away in an excellent no-through road position, this deceptively spacious one-bedroom ground floor apartment enjoys an open front aspect and is ideally located within walking distance of the town centre and train station.

The heart of the home is the stylish open-plan living/dining room and modern fitted kitchen, a bright and airy space, perfect for both everyday living and entertaining. The kitchen and central heating boiler have been recently replaced (within the last 18 months), adding to the efficiency and peace of mind for new owners.

There is a generous double bedroom with built-in wardrobes, and a modern shower room featuring a large walk-in shower cubicle.

One of the standout features of this apartment is the private patio seating area to the front, an ideal spot for a morning coffee or evening drink, with space for a table and chairs.

The property benefits from an allocated parking space, with additional visitor parking available

This well-maintained and greatly improved property is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance home in a central yet accessible location.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

199 years from 1st July 1997
171 years remaining on the lease
£1600 per annum for service charge and ground rent

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heaters. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.