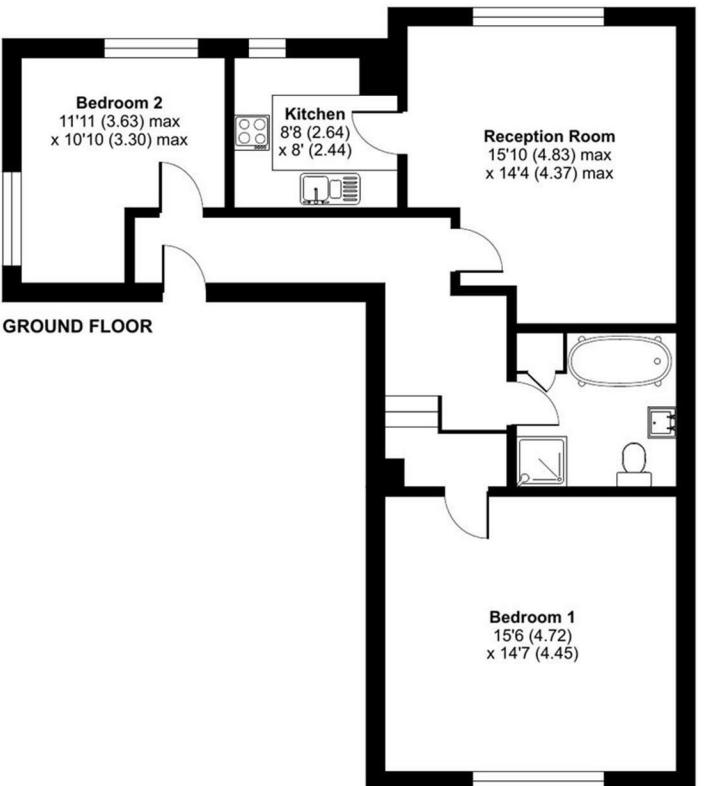


FOR SALE

Apartment A, 14 St Alkmunds Square, Shrewsbury, Shropshire, SY1 1UH



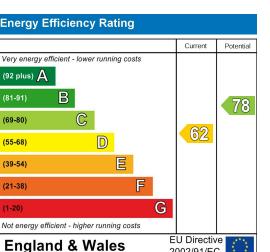
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1310728

Halls<sup>1845</sup>

**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



Halls<sup>1845</sup>

01743 236444

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



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FOR SALE

Offers in the region of £255,000

Apartment A, 14 St Alkmunds Square, Shrewsbury, Shropshire, SY1 1UH

A beautifully presented and sympathetically improved ground floor apartment, offering a particularly spacious living environment with character features, in this highly desirable town centre location.



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01743 236444

Close to town centre.

1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Convenient and desirable position
- Attractive Grade II Listed building
- Deceptively spacious accommodation
- Beautifully presented throughout
- Recently re-fitted bathroom
- Lovely outlook towards St Alkmunds Church

**DIRECTIONS**

From Halls Barker Street office proceed up the Pride Hill shopping area taking the right turn halfway up the bank into Butcher Row. Proceed straight ahead, keeping the church on your right hand side and follow the wall around to the left. 14 St Alkmunds Square will be identified on the left hand side.

**SITUATION**

The Apartment is most conveniently situated in the heart of the town centre. Shrewsbury provides a comprehensive range of leisure, social and shopping facilities and benefits from a fashionable range of restaurants and retail outlets. The property is situated in a delightful conservation area and its convenient position gives ready access to the railway station.

**DESCRIPTION**

Apartment A is a particularly spacious and neatly maintained ground floor apartment which will no doubt create excellent market appeal. The accommodation offers a generous living room, with tall leaded windows looking towards St Alkmunds Church. The kitchen provides a range of fitted units whilst the two bedrooms are served by the recently re-fitted bathroom, which also contains a walk-in shower cubicle.

**ACCOMMODATION**

Panelled entrance door leading into:-

**COMMUNAL RECEPTION HALL**

Telecom entry system, door to:-

**ENTRANCE HALL**

With exposed boarded flooring, high ceilings, dado rail and doors off and to:-

**LIVING ROOM**

With exposed boarded flooring and feature window with half fitted shutter blinds and lovely aspect towards St Alkmunds Church. Door to:-

**KITCHEN**

Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over, modern Worcester gas fired central heating boiler, space and plumbing for washing machine, integral electric oven and grill with four ring gas hob unit over. Integral fridge freezer.

**BEDROOM ONE**

With striking arched windows. Exposed boarded flooring.

**BEDROOM TWO**

With exposed boarded flooring, dual aspect windows, one towards St Alkmunds Church. Fitted double storage cupboard.

**RE-FITTED BATHROOM**

Providing an attractive suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboard under and free standing mixer tap over. Large deep fill bath with free standing tap and feeder shower connection, feature walk-in shower cubicle with mains fed shower, drench head and additional feeder shower attachment, part tiling and splash screen. Part tiled walls, heated towel rail, ceiling downlighters, extractor fan and built in linen cupboard.

**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**

Length of Lease: 125 years

Start Date: 2001

Service Charge approximately £850 p.a

The management company consists of 5 owners within the Building. There is a Shareholders Agreement  
Apartment A has 24% of the shares. Share value (£100)

**SERVICES**

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

**COUNCIL TAX**

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

**VIEWINGS**

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