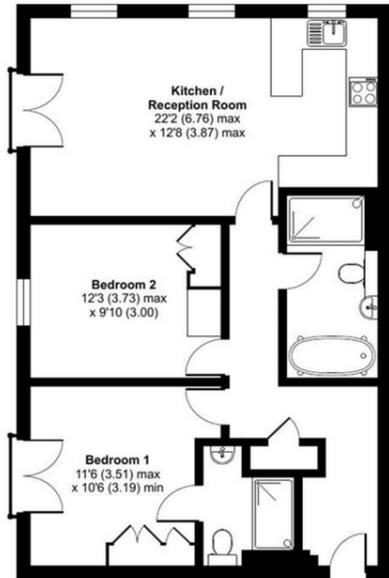


FOR SALE

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

Halls 1845

Approximate Area = 776 sq ft / 72.1 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Halls. REF: 1432445



FOR SALE

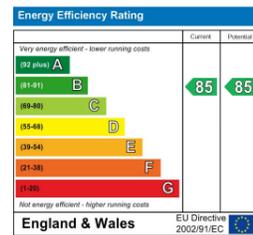
Offers in the region of £255,000

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

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



An exceptionally well presented two bedrooms second floor apartment that has been finished to an exacting standard, located a short walk from Shrewsbury town centre and the railway station.

Halls 1845

01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Superb open plan living/kitchen/dining space that is southerly facing
- Two double bedrooms (one ensuite) and a main bathroom
- High quality fixtures and fittings throughout
- Popular development
- Incredibly convenient location for town and the train station
- Private allocated parking

DESCRIPTION

34 Albury Place is an incredibly well presented 2 bedroom second floor apartment that has been finished to an incredibly high standard. The apartment has two double bedrooms (one with an en suite shower room), a main bathroom with walk in shower and separate bath, a lovely expansive kitchen/dining/living area with lovely views of the town. The apartment is southerly facing meaning the property is incredibly light and bright.

The accommodation briefly comprises a stylish communal entrance hallway with a secure camera entry system, lift, and stair access to the second floor. The apartment itself opens into a welcoming reception hallway featuring useful built-in storage.

The impressive open-plan lounge, dining, and kitchen area offers a bright and contemporary living space, enhanced by a Juliet-style balcony. The kitchen is fitted with a range of high-quality appliances, including Neff and Beko units, a wine cooler, LED lighting, and sleek quartz worktops.

There are two generously sized double bedrooms, both benefiting from fitted Hammond wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room and its own Juliet-style balcony. A large, beautifully appointed main bathroom features a stunning freestanding bath, concealed mirror, and an inset wall-mounted SMART TV, creating a truly luxurious feel.

Additional features include high-efficiency insulation, triple-glazed windows, and underfloor gas-fired central heating throughout. The property also benefits from a private allocated parking space within the secure courtyard.

Positioned with a south-facing aspect, the apartment is filled with natural light and enjoys attractive views towards Shrewsbury town centre and beyond. Originally built in 2020 by award-winning developers SY Homes, the property has been finished to an exceptional standard, showcasing premium fittings such as Villeroy & Boch sanitary ware, contemporary vanity units with Porcelanosa tiling, Sonos surround sound, and fitted blinds.

OUTSIDE

Externally, the property benefits from one allocated parking space within this secure gated development.

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

150 years from 1st December 2019
 143 years remaining on the lease
 Ground rent: £220 per annum
 Service charge: £1562 per annum

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 'B' on the Shropshire Council Register.

VIEWINGS

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