



SAMUEL WOOD

5 The Anchorage, Coton Hill, Shrewsbury, Shropshire, SY1 2DP

Offers In The Region Of £400,000



# 5 The Anchorage, Coton Hill

Shrewsbury, Shropshire, SY1 2DP



- Prime Town Centre Position
- Two Spacious Double Bedrooms
- Expansive Balcony
- Allocated Parking
- Excellent Road Links and Direct Rail Connections
- Generous Open-Plan Living
- Two Fully Fitted Bathrooms
- Lift Access To The Penthouse
- Spectacular River Views
- EPC Rating C

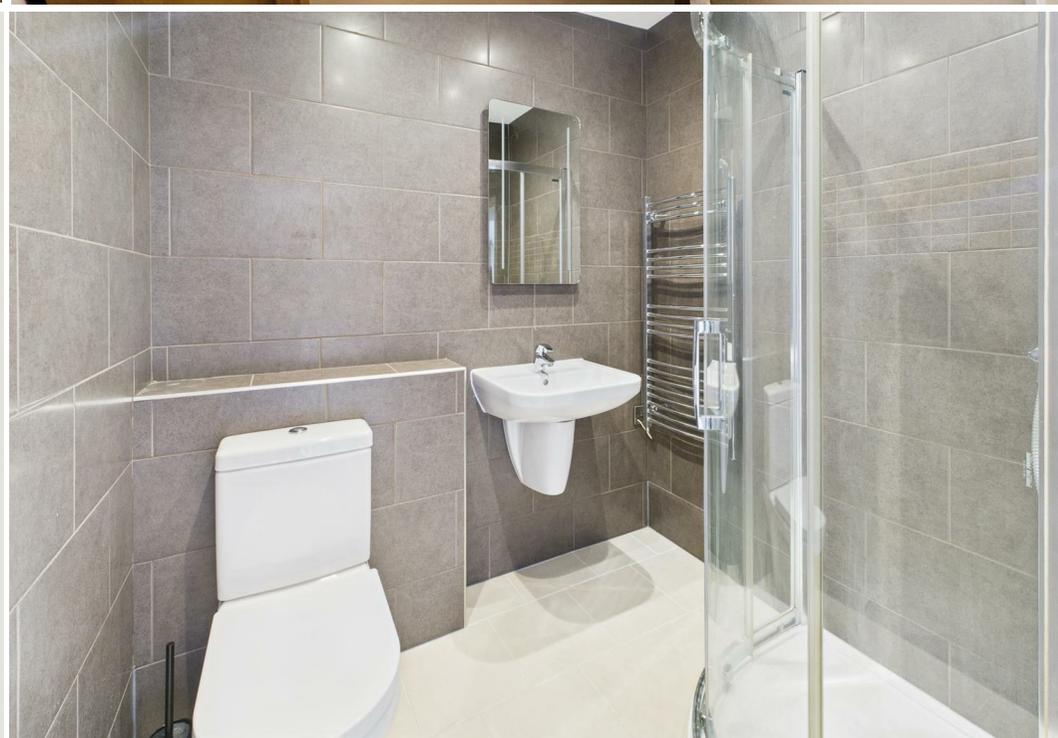
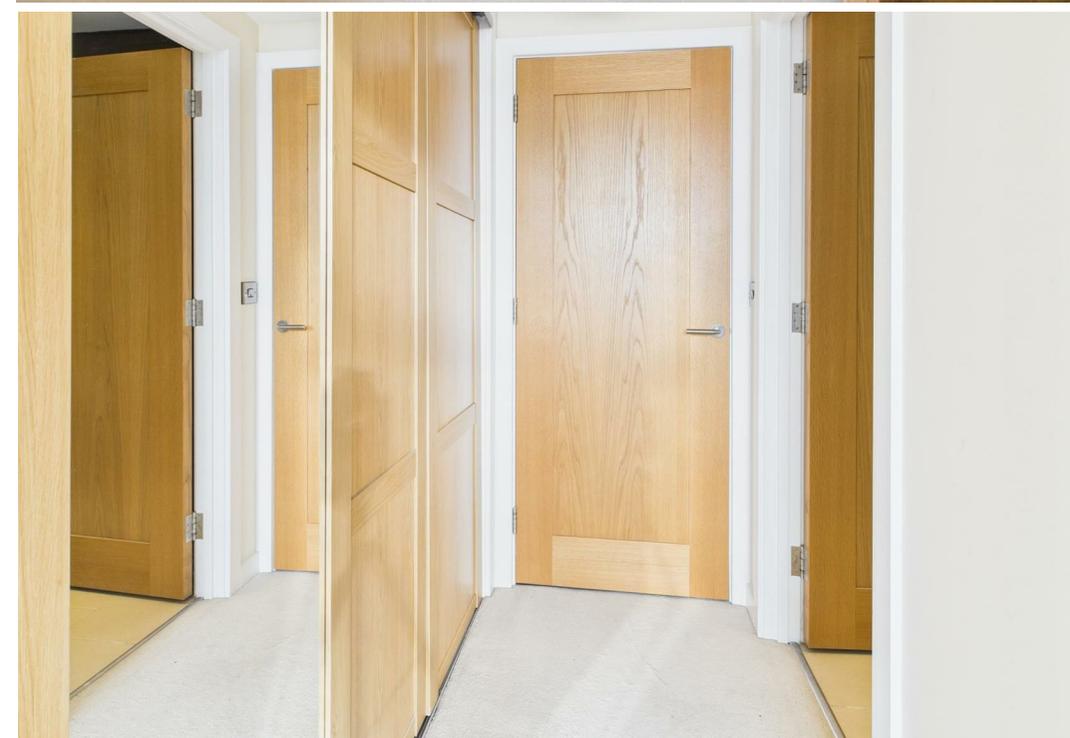
Samuel Wood presents an extraordinary opportunity to acquire a truly special penthouse apartment, perfectly positioned to embrace the very best of riverside living, townscape charm and transport connectivity. 5 The Anchorage offers exceptional city-centric living with outstanding views, ideal for professionals working in London, Manchester, or Birmingham who seek a peaceful riverside home in Shrewsbury while remaining well connected via excellent road and rail links.

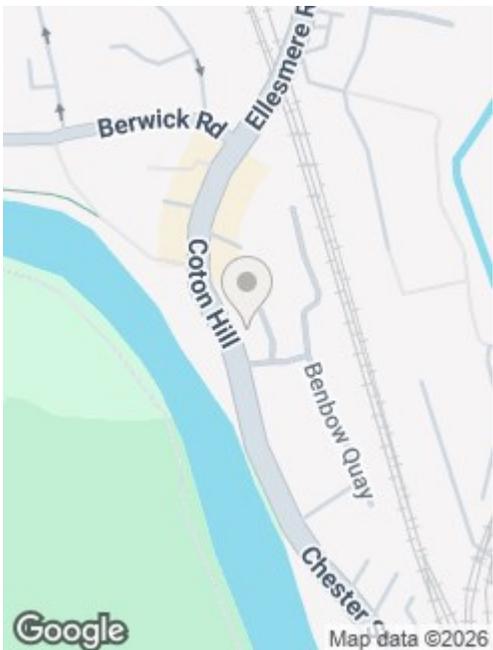
This exclusive development of just 12 homes offers a strong sense of community, complemented by allocated parking, lift access to the penthouse, and uninterrupted views — all rare features in a town-centre setting.

Step inside to a beautifully light-filled interior, where bespoke finishes and thoughtful design come together to create a truly aspirational home. At the heart of the property lies a generous open-plan living space, seamlessly combining a sleek contemporary kitchen with ample dining and living areas. The home features two spacious double bedrooms, each enjoying commanding views across the river. The master bedroom is complimented by a fully fitted ensuite bathroom, finished with premium fixtures and meticulous attention to detail.

Completing the experience is an expansive balcony, providing an exceptional outdoor retreat for al fresco dining, morning coffee, or simply soaking in the picturesque outlook.







## Directions

Services: We understand that the property has mains electricity, electric heating, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 250 Years from 10/10/2012 - 236 Years remain

Service Charges: £270.85 (paid monthly)

Ground Rent: £362.44 (paid annually)

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

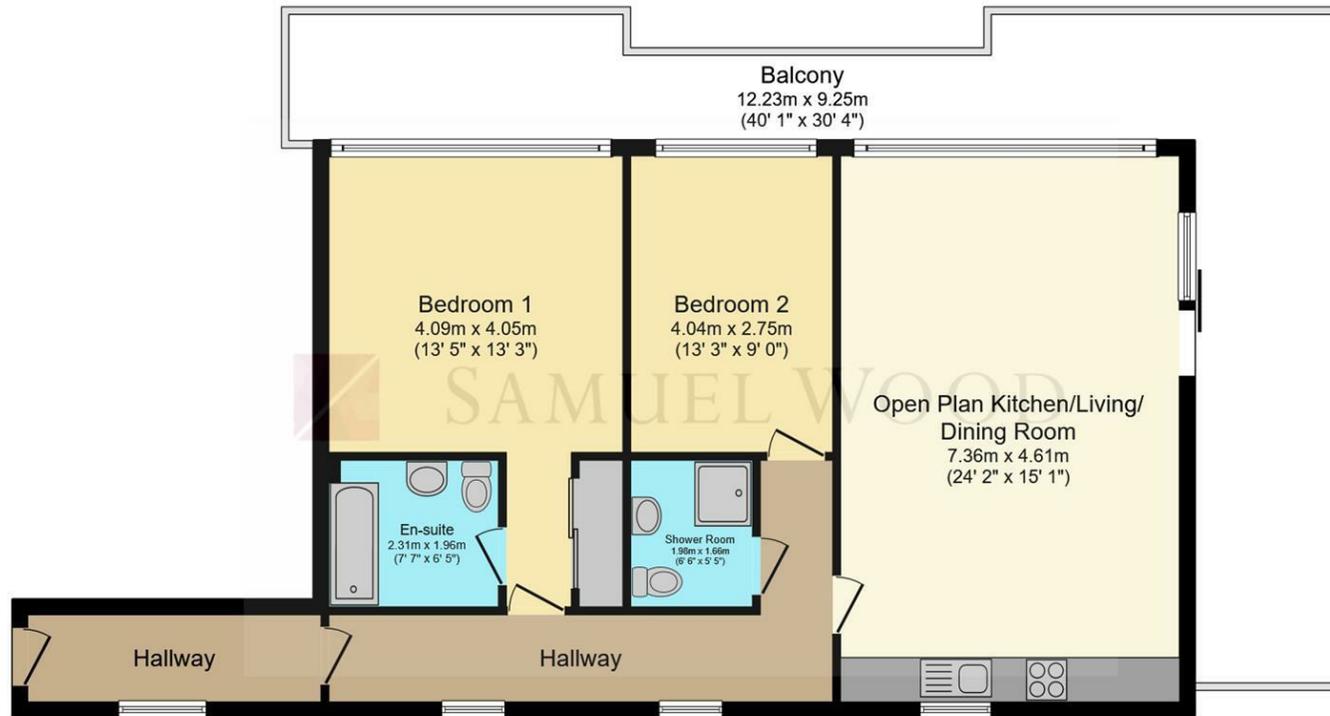
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







**Floor Plan**  
Floor area 89.9 sq.m. (968 sq.ft.)

**Total floor area: 89.9 sq.m. (968 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)