



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Crown House St. Marys Place, Shrewsbury, SY1 1DX**

**Offers in the Region of  
£210,000**

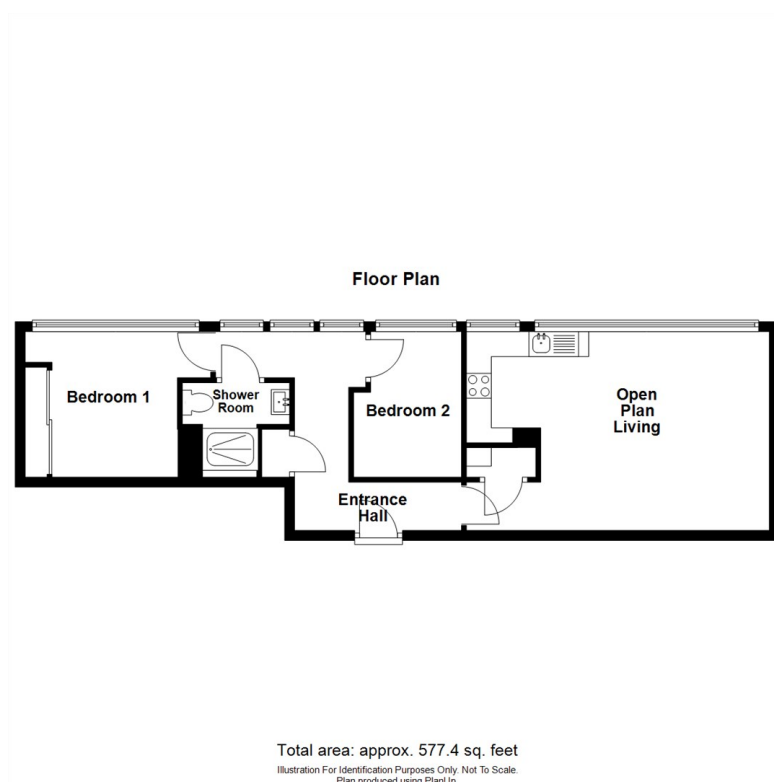
To view this property please call us on **01743 236 800** Ref: T8088/SL/KQ

A superior and stylish, two bedroom central apartment, located within minutes of restaurants, cafes, boutiques and the historic Shrewsbury streetscape.

This stylish two bedroom apartment is set on the 3rd floor of this modern building in Shrewsbury's town centre, within easy reach of shops, cafes, restaurants and the Shrewsbury railway station. Crown House is a well designed residential block, with lift access and communal roof garden. Inside the layout is simple and practical with an open plan living and kitchen space, which feels bright and airy, thanks to the large windows. The kitchen is contemporary and fitted with integrated appliances, while the living area has room enough for both seating and dining. The bedrooms are well proportioned and the shower room is finished in a modern neutral style. A key feature of the building is the communal roof garden providing a shared outdoor space for the residents to sit, work, or relax. The well planned accommodation has large frame windows overlooking the town centre and beyond and benefits from gas fired central heating and double glazing, as well as solid oak flooring, underfloor heating and fitted blinds (included), throughout.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### OPEN PLAN LIVING ROOM / KITCHEN

12'10" x 20'0" (3.91m x 6.10m)

Fitted with a range of contemporary matching wall and base units

Integrated appliances

Air conditioning

### UTILITY CLOSET

With plumbing for washing machine

### BEDROOM 1

9'6" x 6'7" (2.90m x 2.00m)

Built in wardrobe with mirror fronted sliding doors

Air conditioning

### BEDROOM 2

9'6" x 7'1" (2.90m x 2.17m)

### SHOWER ROOM

Shower cubicle

Inset wash hand basin with unit under

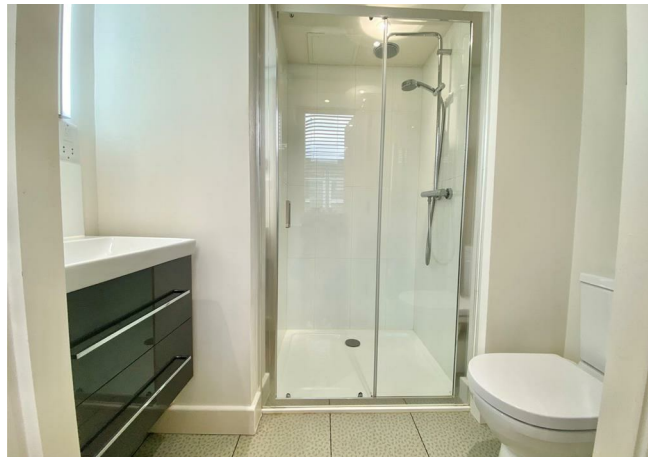
Low flush wc

Heated towel rail

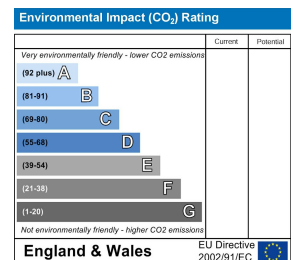
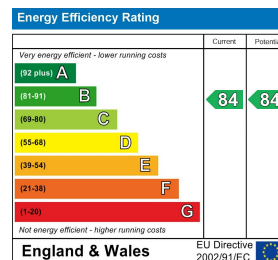


## HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury along Castle Street. Follow the road onto St Mary's Street and Crown House will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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