

**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**14b Chester Street, Shrewsbury SY1 1NX**

**£225,000 Region**

To view this property please call us on **01743 236 800** Ref: T7283/SL/MU



A truly immaculate and especially well maintained, 2 bedroomed town centre apartment enjoying unrivalled outlooks and river views.

The apartment is situated on the second floor of this revered town centre development and provides spacious and well proportioned accommodation throughout with well presented rooms of pleasing dimensions. The apartment benefits from gas-fired central heating and double glazing with an enclosed gated and secure inner courtyard providing allocated parking.

The property enjoys uninterrupted river views and the development is well placed within easy reach of the town centre with many fashionable bars, restaurants, Theatre Severn and the ever popular Quarry Park and Dingle Gardens. The town centre offers major shopping thoroughfares and the property is within minutes walking distance of the Railway Station and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



## FLOOR PLANS



Total area: approx. 60.9 sq. metres (655.4 sq. feet)

Illustration For Identification Purposes Only Not To Scale  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### SITTING ROOM/DINING ROOM

French doors with a Juliet balcony enjoying river views.

### KITCHEN

Neatly appointed and fitted with a range of modern units with integrated appliances.

### MASTER BEDROOM

### EN SUITE SHOWER ROOM

### BEDROOM 2

### PRINCIPAL BATHROOM

## OUTSIDE THE PROPERTY

The property is approached through electronic gates to a communal central courtyard providing parking with allocated parking space.

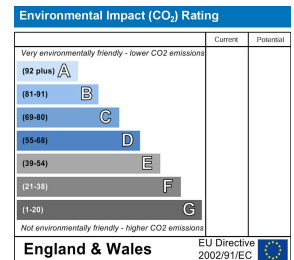
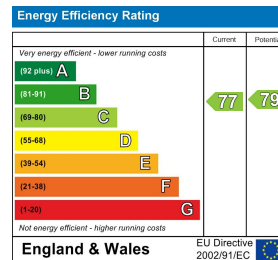


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road, bearing left onto Chester Street where the gated entrance to the apartments 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

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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