



**40a Moneybrook Way, Meole Brace, Shrewsbury, SY3 9NF**

2 Bedroom duplex apartment — £100,000 Leasehold

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coopergreenpooks.co.uk

£100,000 Leasehold—2 Bedroom duplex apartment

Coopergreenpooks.co.uk/property/19704

A 3rd and 4th floor duplex apartment with well-proportioned rooms, balcony and fantastic views to the rear. The property offers excellent value for money and would be an ideal purchase for First Time Buyer or Buy to Let investor.

## KEY FEATURES

- Living room with feature fireplace and glazed door to balcony
- Fitted kitchen with space for appliances
- Two double bedrooms and separate family bathroom
- UPVC double glazed windows
- Gas fired central heating
- Impressive views over natural woodland and the Rea brook
- Residents parking
- Two useful communal stores
- Sold with no upward chain

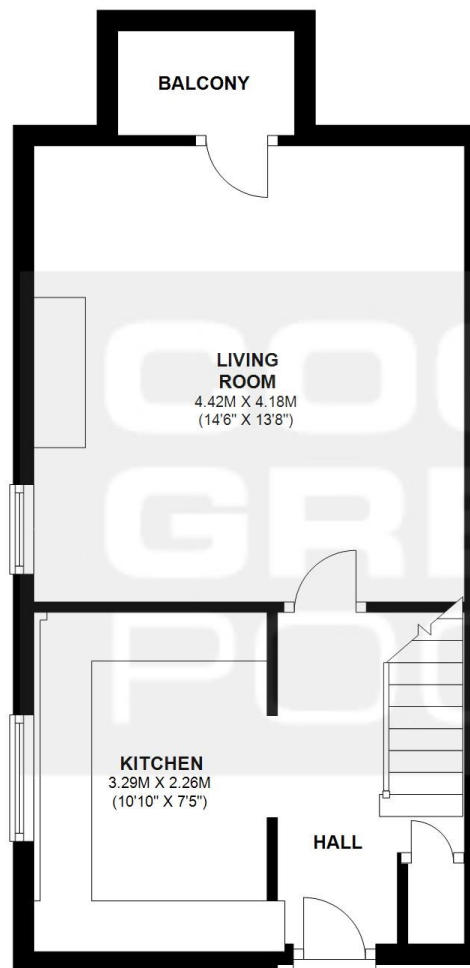
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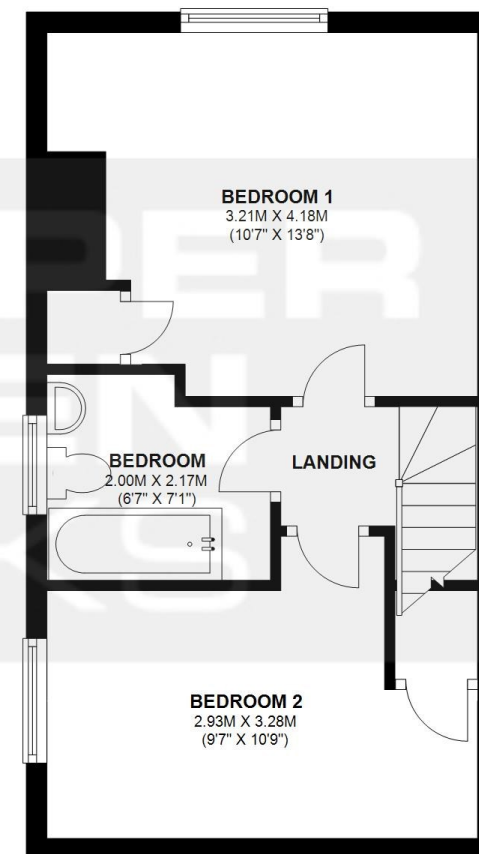
## GROUND FLOOR

APPROX. 34.4 SQ. METRES (370.2 SQ. FEET)



## FIRST FLOOR

APPROX. 32.6 SQ. METRES (350.8 SQ. FEET)



TOTAL AREA: APPROX. 67.0 SQ. METRES (721.0 SQ. FEET)

accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



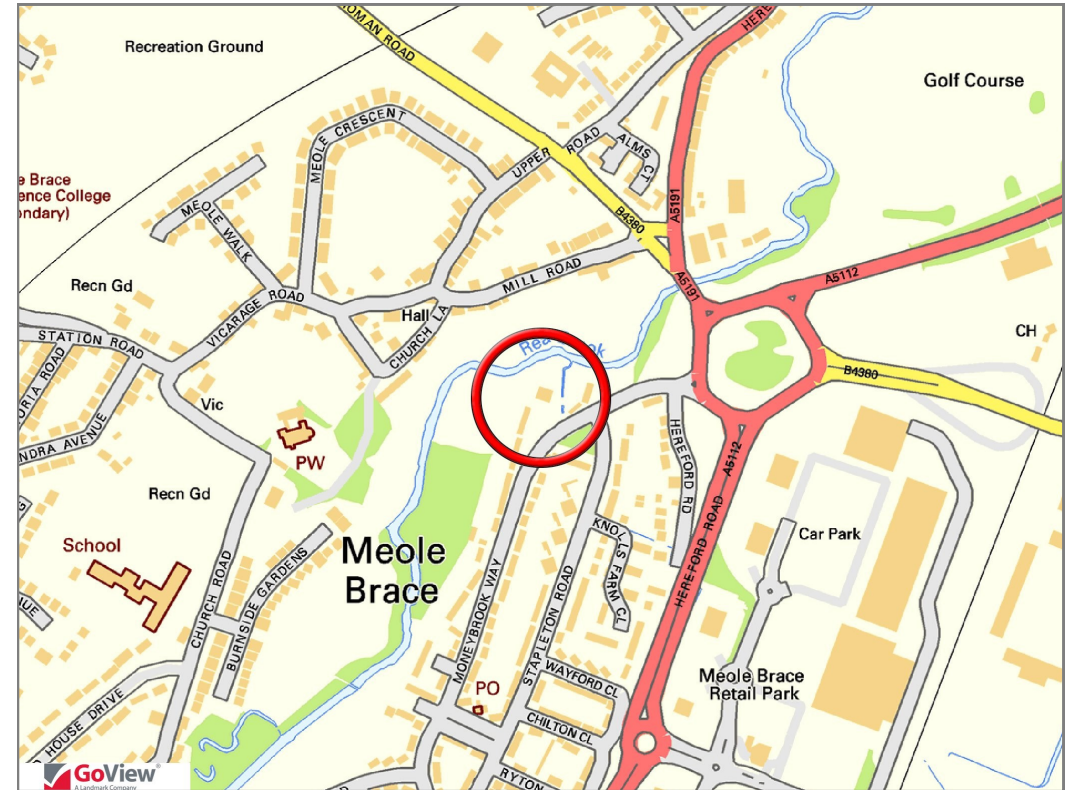
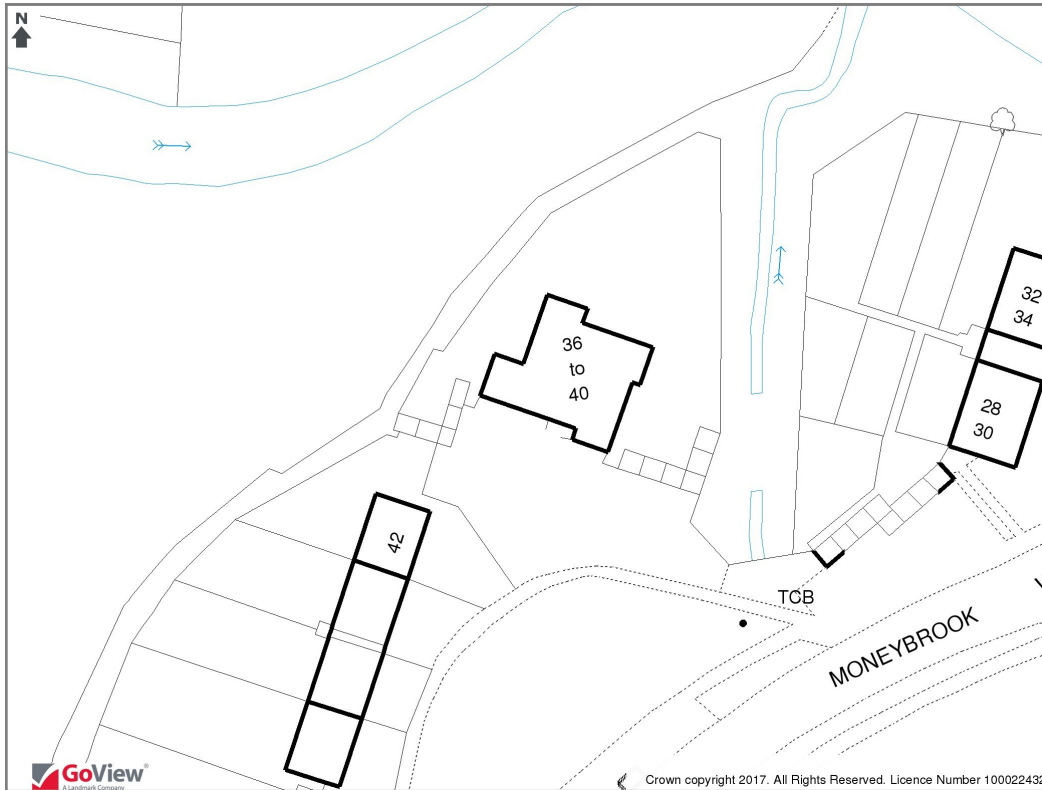


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Tenure	<b>Leasehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
Services	<b>All mains services are connected</b>
Lease	<b>125 years from approx. 2010</b>
Service charge	<b>£300 pa</b>



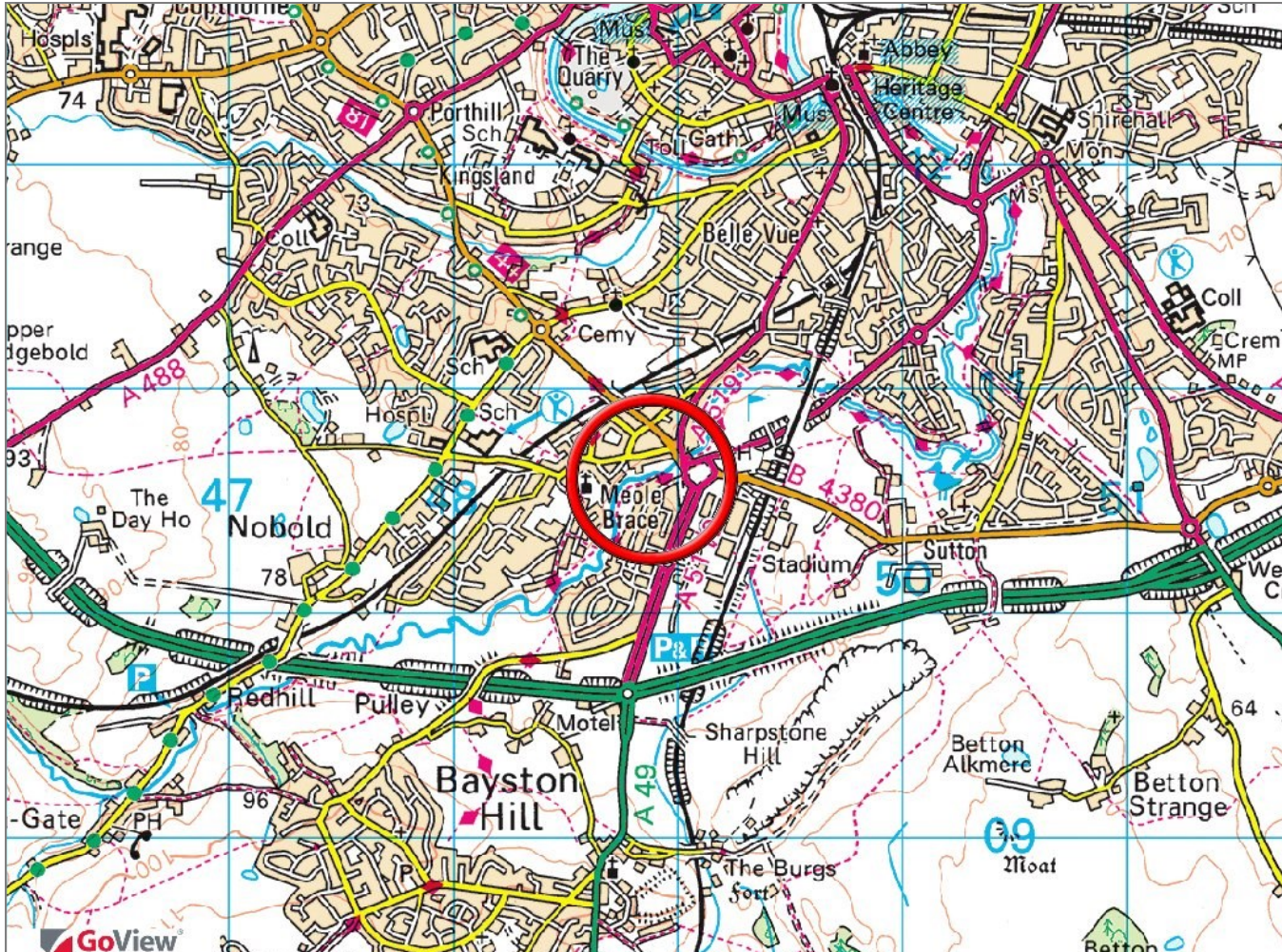
**RICS**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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