



Flat 3, Sycamore House, Belmont Bank, Shrewsbury, SY1 1UB

2 bedroom apartment — £299,950 Share Of Freehold

Flat 3, Sycamore House, Belmont Bank, Shrewsbury, SY1 1UB

Coopergreenpooks.co.uk

£299,950 Share Of Freehold — 2 bedroom apartment

sales@cgpooks.co.uk

Occupying a fantastic position within the hart of the town centre, this uniquely designed and well-proportioned apartment forms part of an impressive Grade II listed building, while benefitting from a private parking space within a secure double garage.

KEY FEATURES

- Neatly kept communal entrance hall and turning staircase to first floor
- Light and spacious entrance hall with plenty of built in storage and study area
- Open plan living/dining room with feature fireplace and windows to two elevations
- Fitted kitchen, complete with NEFF integrated double oven and dishwasher, as well as space for appliances
- Good sized master bedroom with built in wardrobes
- A further double bedroom and large family bathroom with separate shower
- There are also two very useful cupboards providing excellent storage, both are accessed off the communal landing but are private to Flat 3
- Gas fired central heating and bespoke re-fitted double glazed windows
- Private parking within Bishopstone Mansions, which is accessed off Town Walls. There are secure electric gates leading to a double garage, within the double garage is one private parking space and room for some additional storage
- This property is sold with a 25% share of the freehold and the building is efficiently managed by Sycamore House Management Company

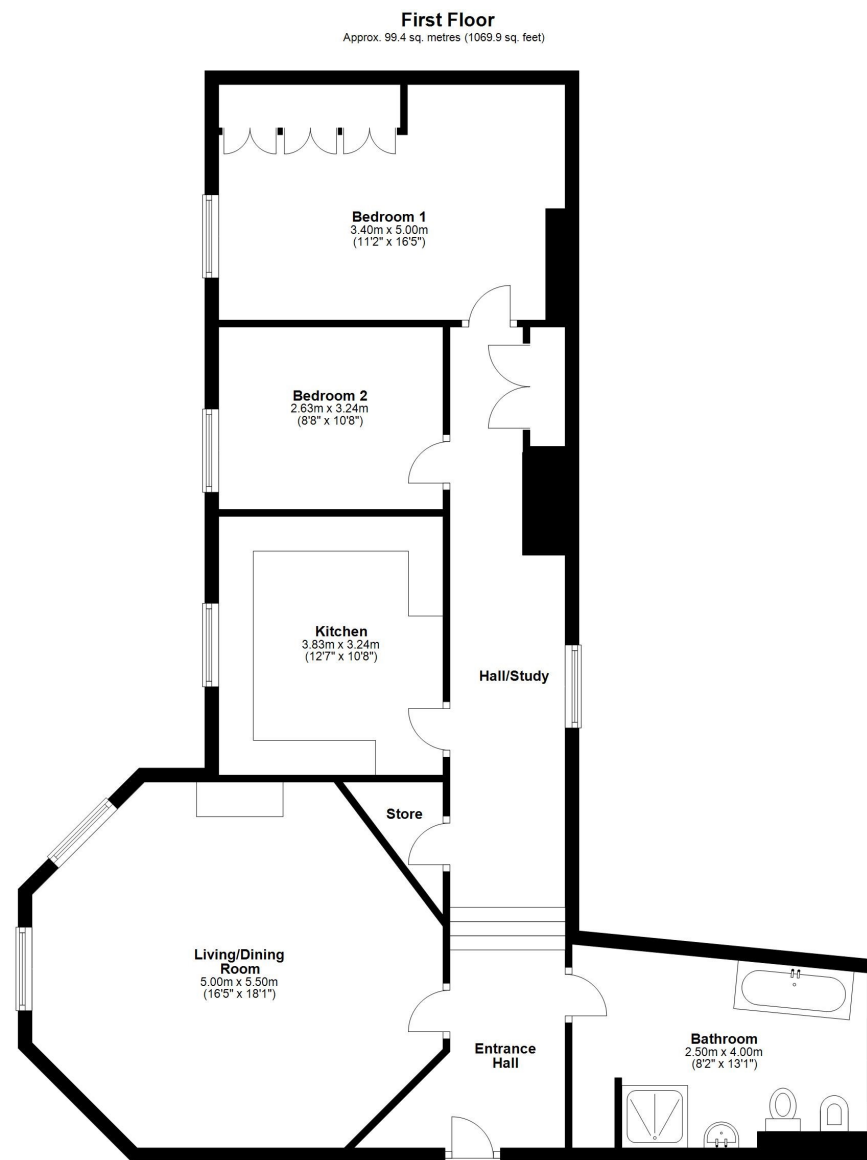
Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

We 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.







Flat 3, Sycamore House, Belmont Bank, Shrewsbury, SY1 1UB

Coopergreenpooks.co.uk

£299,950 Share Of Freehold — 2 bedroom apartment

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



Flat 3, Sycamore House, Belmont Bank, Shrewsbury, SY1 1UB

£299,950 Share Of Freehold — 2 bedroom apartment

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

Tenure	25% Share Of Freehold
Lease Length	262 years from November 2023
Service Charge	Circa £1,000 PA
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



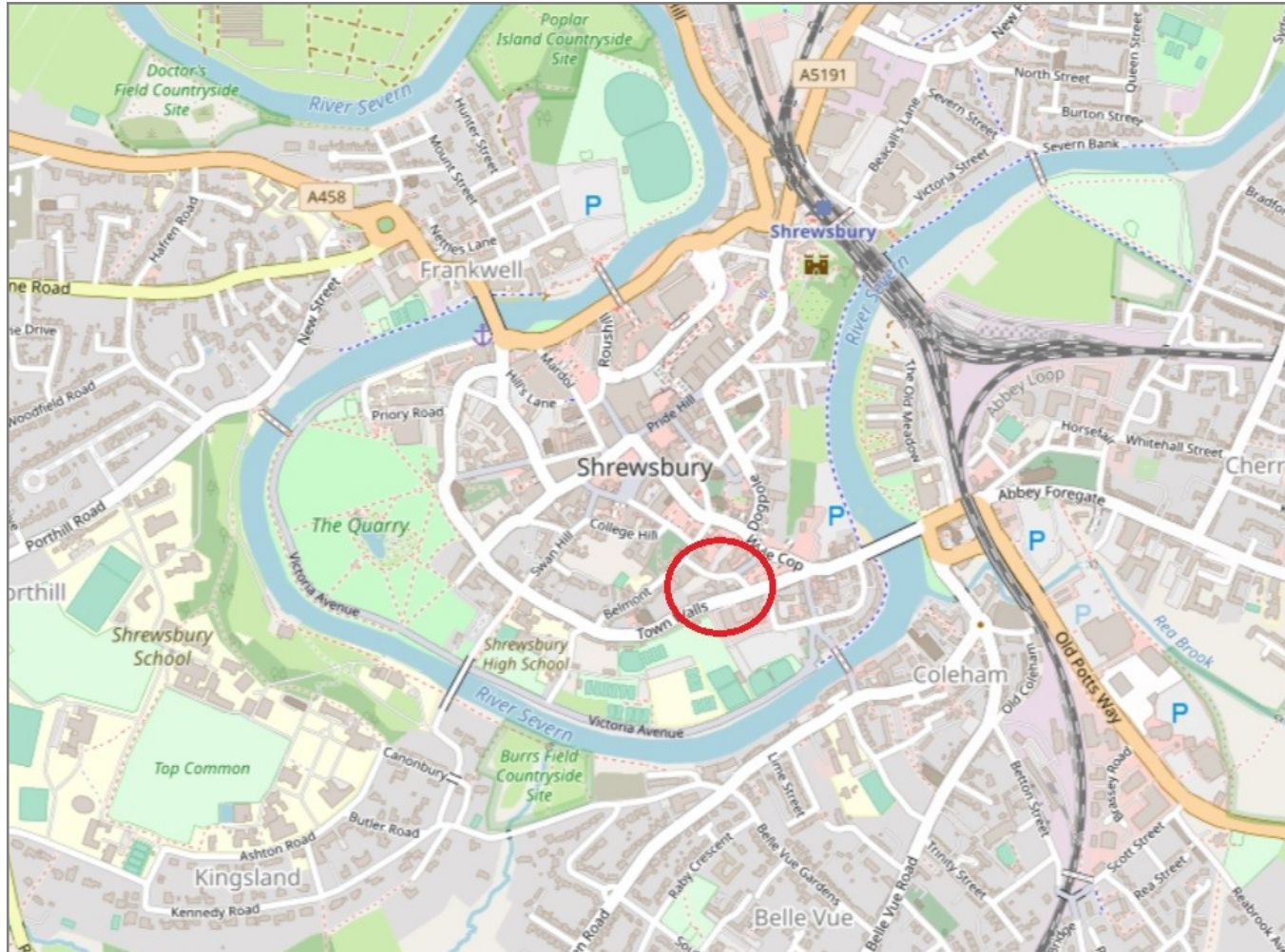
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Flat 3, Sycamore House, Belmont Bank, Shrewsbury, SY1 1UB

Coopergreenpooks.co.uk

£299,950 Share Of Freehold — 2 bedroom apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.