



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

2 bedroom apartment — £285,000 Share Of Freehold



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

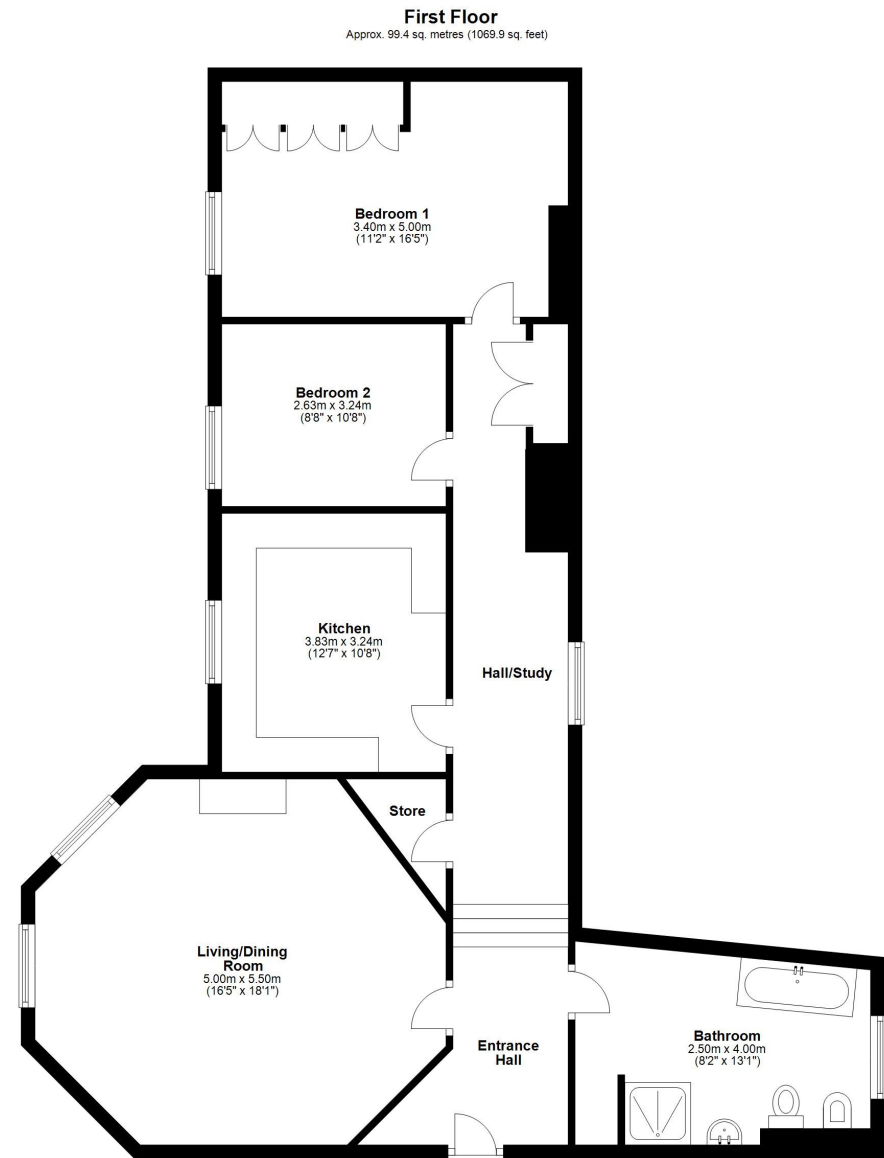
Occupying a fantastic position within the hart of the town centre, this uniquely designed and well-proportioned apartment forms part of an impressive Grade II listed building, while benefitting from a private parking space within a secure double garage.

## 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

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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 PlanitUp.















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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.

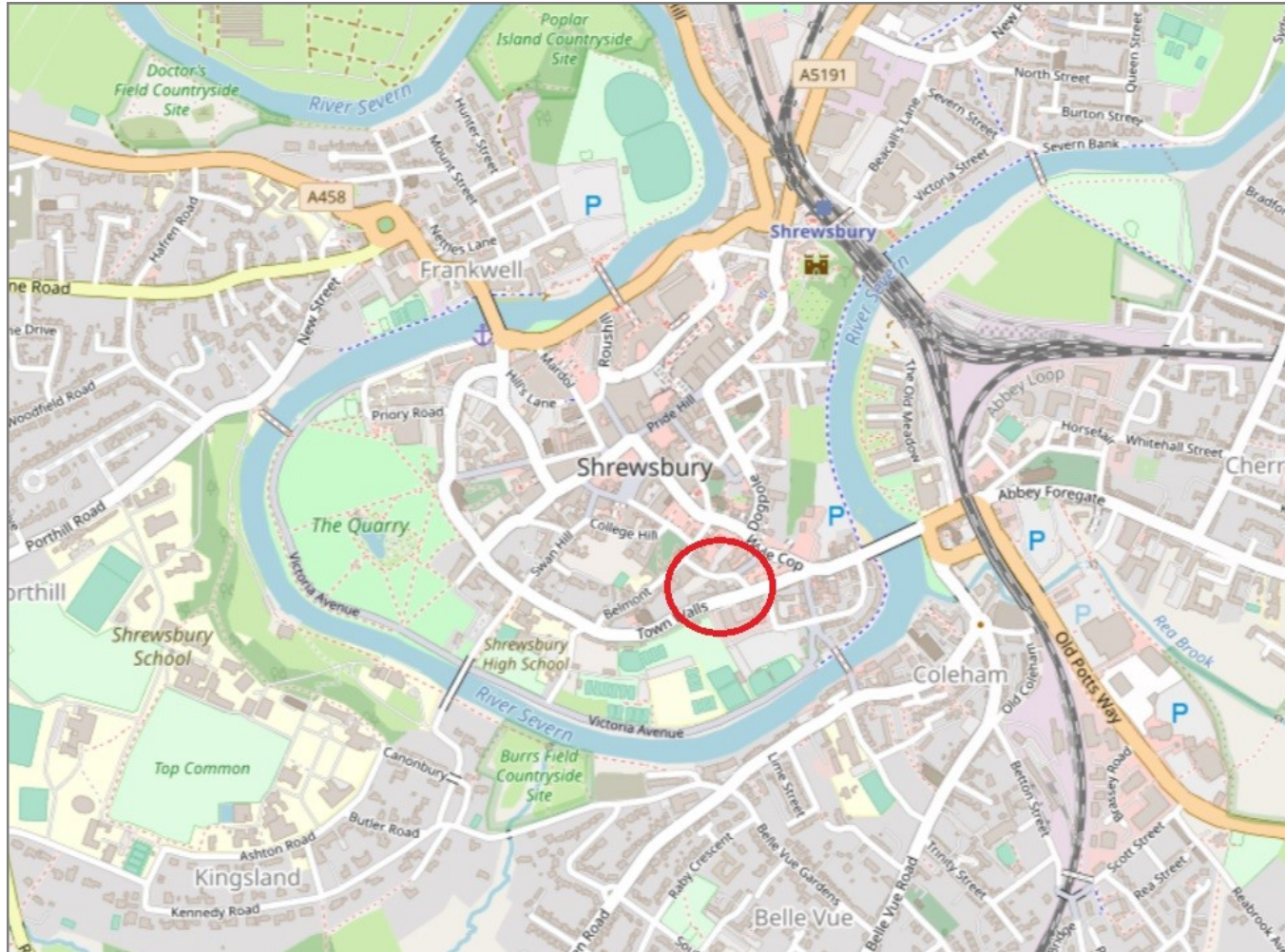


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