



**The View, Crown House, St. Marys Street, Shrewsbury, SY1 1DS**

3 bedroom apartment — £335,000 Leasehold



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

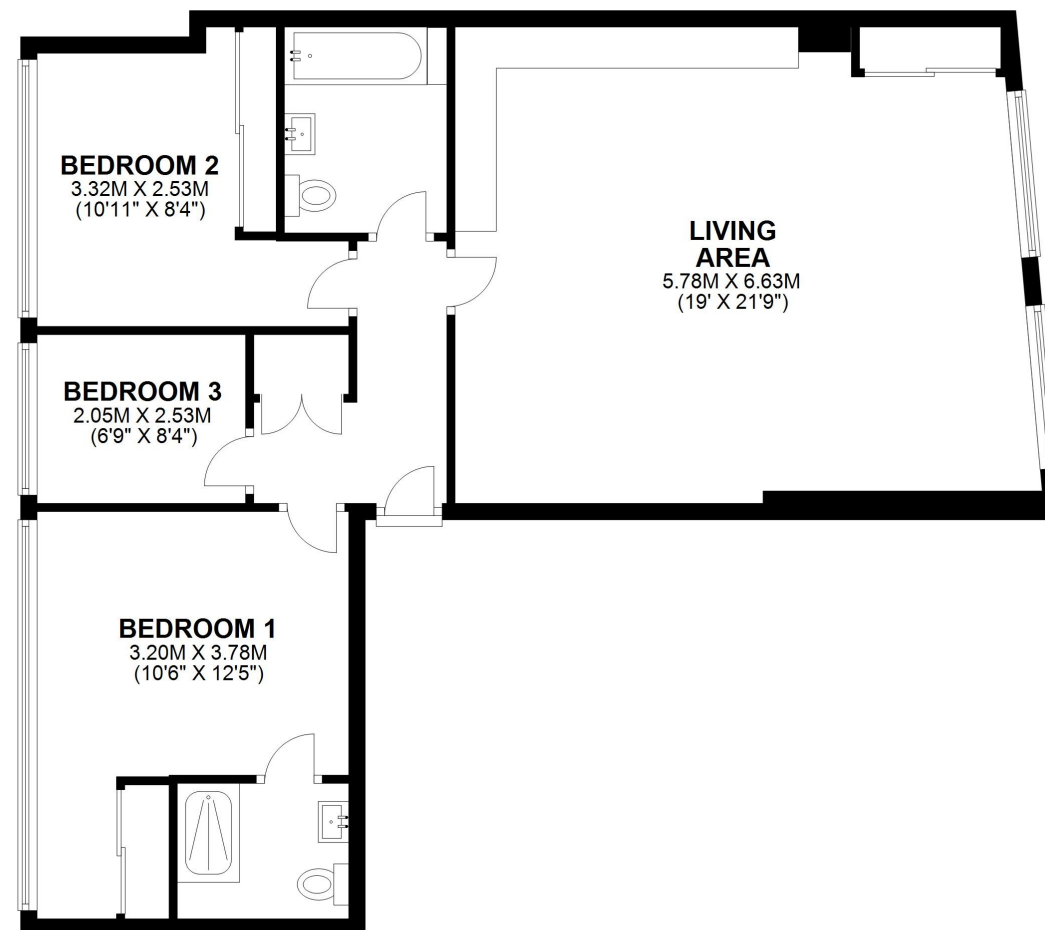
This very impressive 4<sup>th</sup> floor apartment provides stylish and light accommodation in the heart of the town centre, with stunning views and the benefit of a private parking space, lift access and the use of a superb roof top garden.

## KEY FEATURES

- Well configured interior finished to a very high standard, with large feature double glazed windows, oak boarded flooring and doors, as well as under floor gas central heating.
- Entrance hall with built in double door laundry cupboard, providing space and plumbing for washing machine and tumble dryer.
- Large open plan living space with sitting and dining areas, along with a contemporary fitted kitchen which has a range of built in Neff appliances. There are also 2 windows providing fantastic views of St Marys church as well as the roof tops of the town centre, towards Haughmond Hill in the distance.
- Well fitted bathroom and 3 bedrooms, all of which have elevated views towards Pride Hill and St Chads church. The main bedroom also has a dressing area with built in wardrobe and an en suite shower room.
- Residents of Crown House have exclusive use of a extensive and attractively designed roof top garden, which provides a lovely place to relax.
- Private and easily accessible parking space within a secure car park that's situated right next to Crown House.
- The apartment is located in an elevated position right in the centre of Shrewsbury, just a few minutes walk from the railway station and next to all the main shopping areas, bars and restaurants, as well as beautiful river walks and the Quarry Park.
- The property is being sold vacant with no onward chain.

## GROUND FLOOR

APPROX. 87.9 SQ. METRES (946.0 SQ. FEET)



TOTAL AREA: APPROX. 87.9 SQ. METRES (946.0 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.













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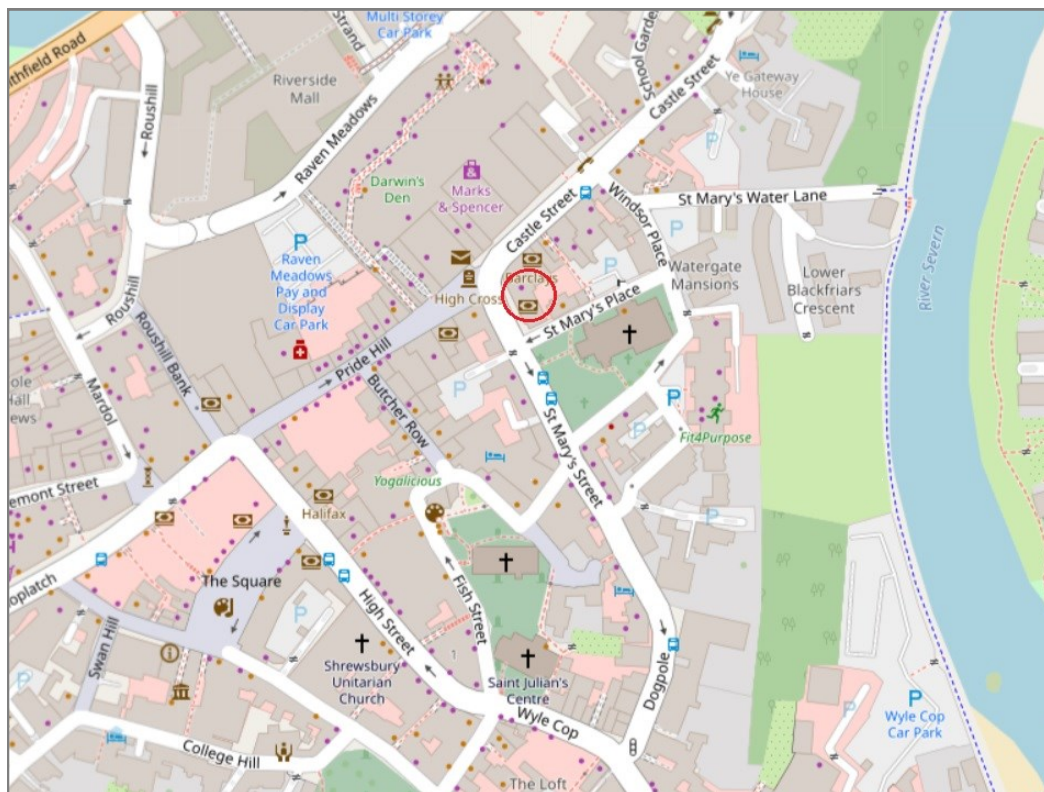
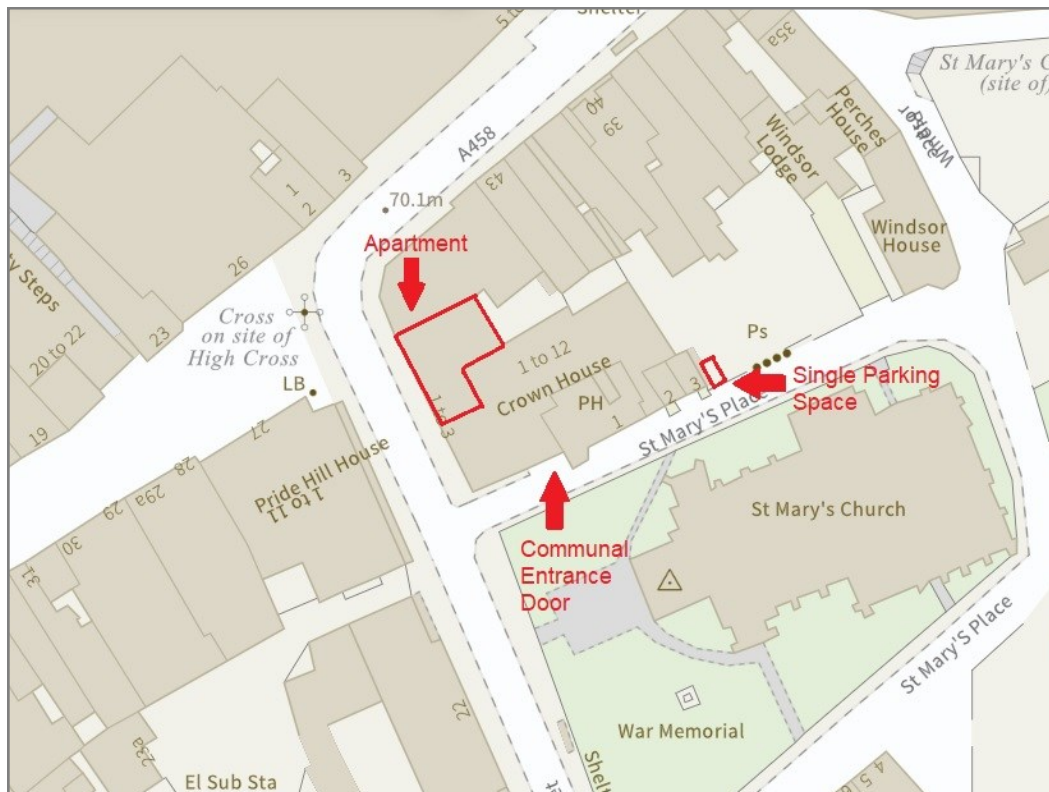
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Length of lease	<b>999 years from 2014 (Expires 3013)</b>
Service Charge	<b>£2,326.56 PA</b>
Ground Rent	<b>£350 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

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



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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.

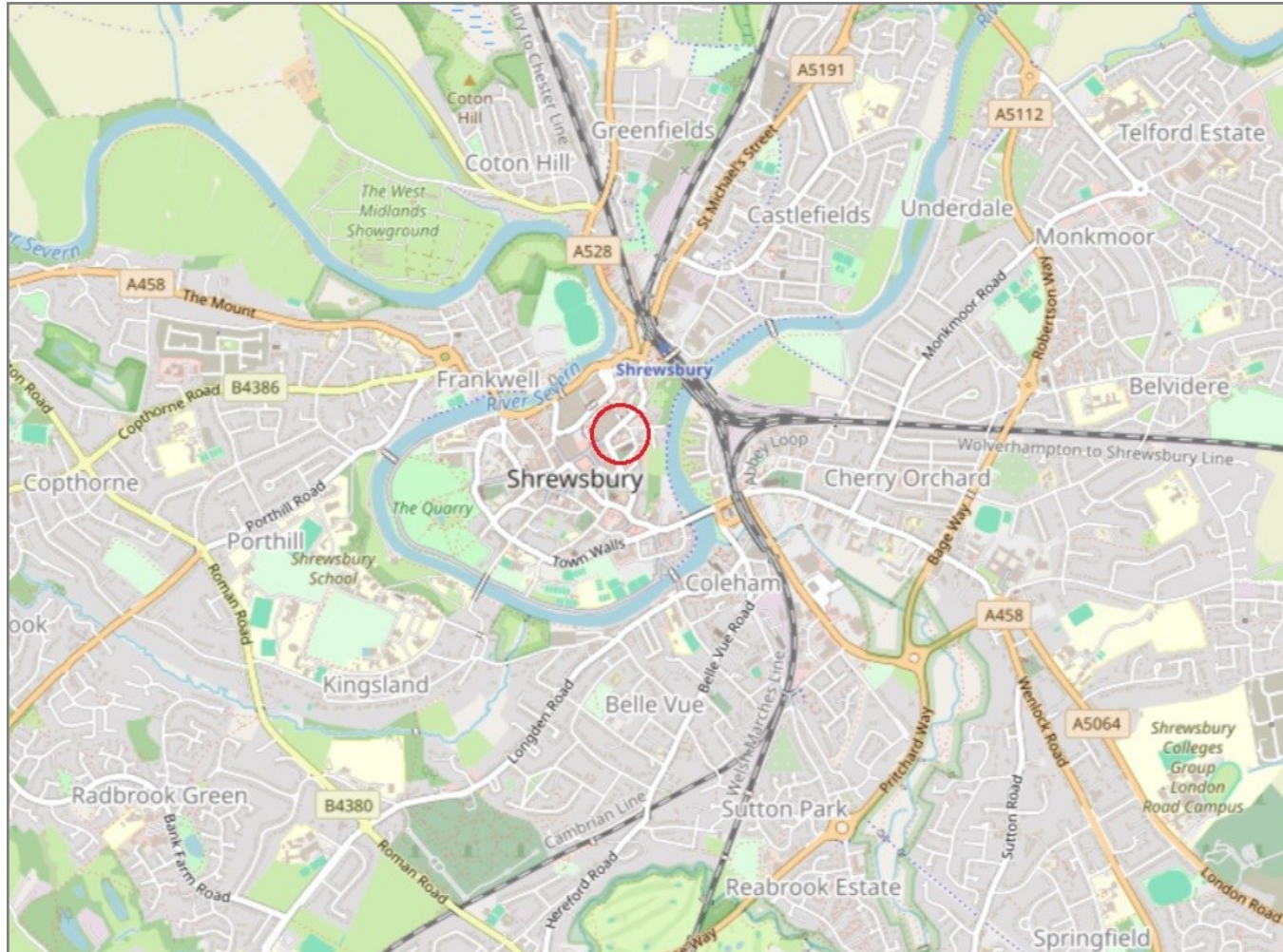


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