



46 The Old Meadow, Abbey Foregate, Shrewsbury SY2 6GA

Second floor 2 bedroom apartment—£190,000 Leasehold

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Coopergreenpooks.co.uk

£190,000 Leasehold—Second floor 2 bedroom apartment

sales@cgpooks.co.uk

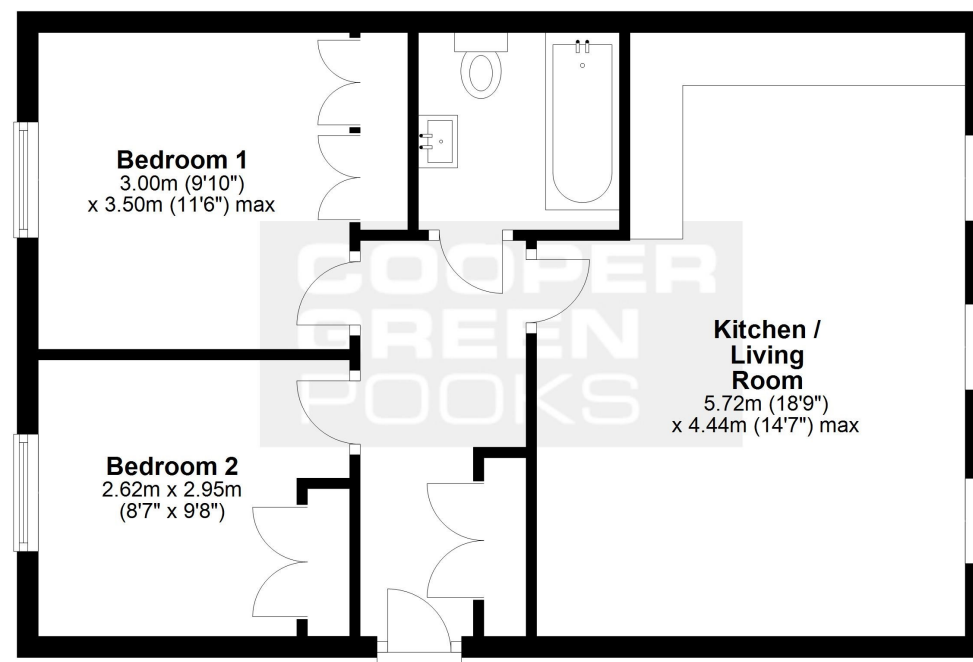
Situated just a 5-minute walk from the town centre, this modern and well-designed 2nd floor apartment (with lift access), is set within a very popular gated development with a private parking space, along with access to beautiful communal gardens and riverside walks.

KEY FEATURES

- Good sized entrance hall with built in double door storage cupboard and entry phone system.
- Open plan living room and kitchen/dining area with wood effect flooring and 2 windows to front.
- Modern fitted kitchen with integrated appliances.
- 2 double bedrooms and a well fitted bathroom.
- Double glazed windows and gas fired central heating.
- Private allocated parking space.
- Superb landscaped communal gardens for resident's use, with direct access to stunning river walks.
- Secure gated entrance with entry code and intercom system.

Second Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 50.0 sq. metres (537.8 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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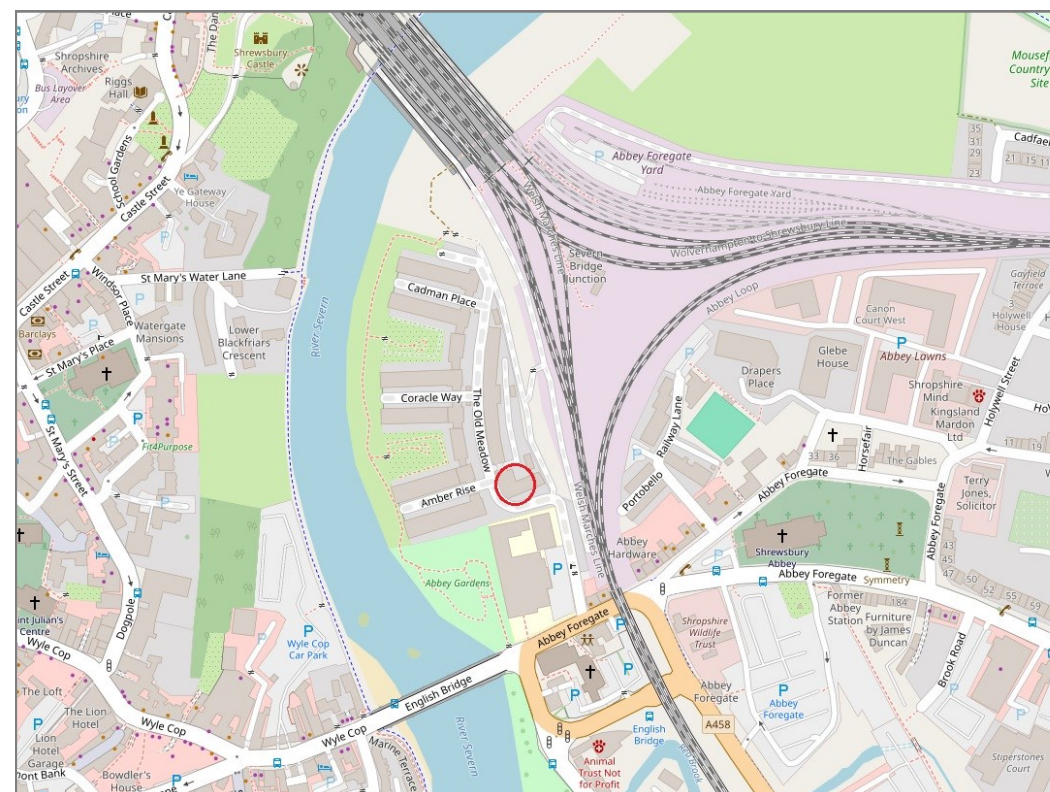
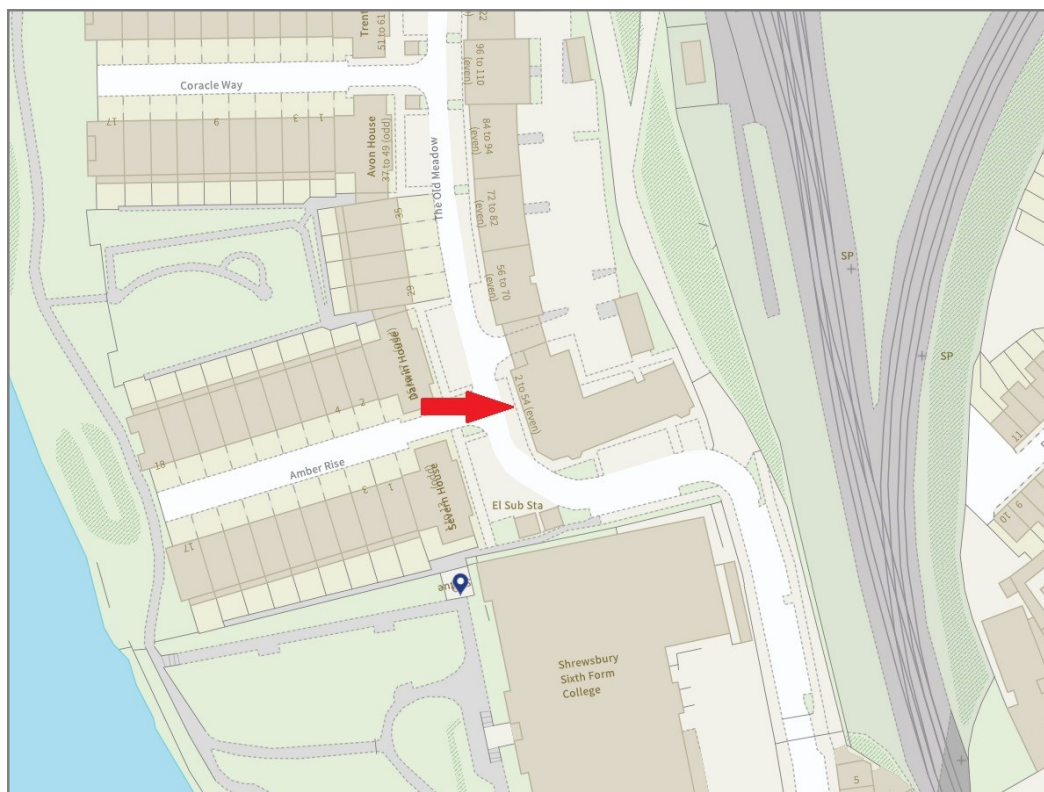


Communal Garden

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BOUNDARIES NOT CONFIRMED

| | |
|-----------------------|---|
| Tenure | Leasehold |
| Lease Term | 155 years from 2012 (143 years remaining) |
| Ground Rent | £300 PA |
| Service Charge | £2,212.60 PA |

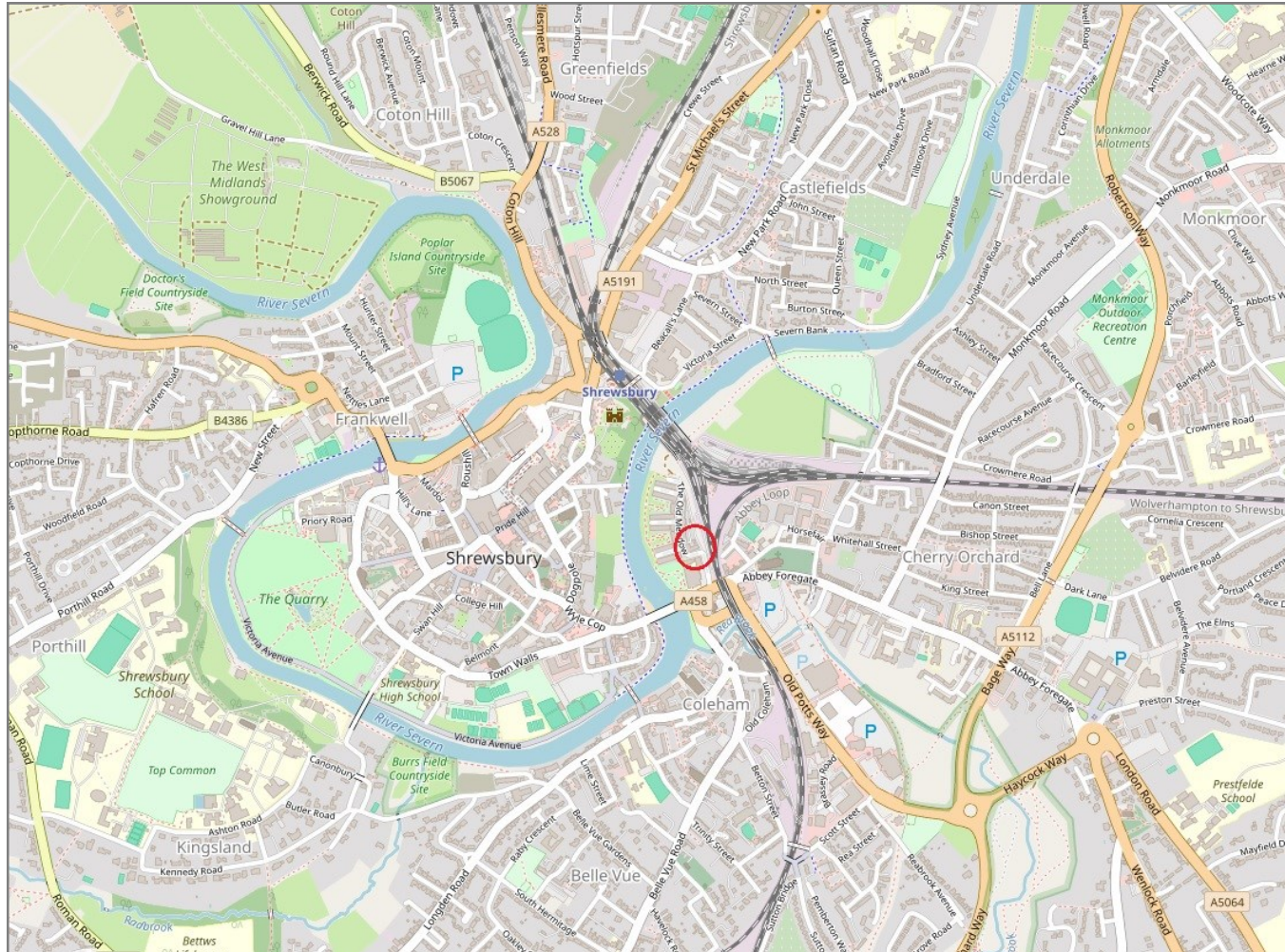
| | |
|------------------------|----------------------------------|
| Local Authority | Shropshire Council |
| Council Tax | Band B |
| EPC Band | Band B |
| Services | All mains services are connected |

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