



**12 The Monklands, Abbey Foregate, Shrewsbury SY2 6AP**

First floor 2 bedroom apartment — £195,000 Leasehold



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Coopergreenpooks.co.uk

£195,000 Leasehold—First floor 2 bedroom apartment

sales@cgpooks.co.uk

This immaculate first floor apartment has an extensively improved interior, whilst being located in an attractive mews style development within a lovely courtyard setting. The property is also just a short walk from some fantastic amenities, as well as the town centre and has the added advantage of 2 private parking spaces.

### KEY FEATURES

- Located within a development of just 5 other apartments, with well-maintained internal areas and communal grounds.
- Light and beautifully presented interior with windows to 2 elevations.
- Entrance hall with entry phone system and built in storage.
- Good sized living room which has a nice outlook to front.
- Stylishly re fitted kitchen/dining room with wood effect flooring and a window which also provides views to front.
- 2 double bedrooms, one with built in double mirror door wardrobe.
- Superb re fitted shower room with walk in shower, along with vanity unit and cupboard space.
- Double glazed windows and newly installed Dimplex quantum electric heating aswell as new hot water cylinder and plumbing, making the property more energy efficient.
- 2 private parking spaces within the courtyard.
- Well run residents management group and service charge of £1,041.54 per year.
- Very convenient location, just a few minutes' walk from local supermarkets, excellent pubs/ restaurants and the town centre.
- No onward chain.

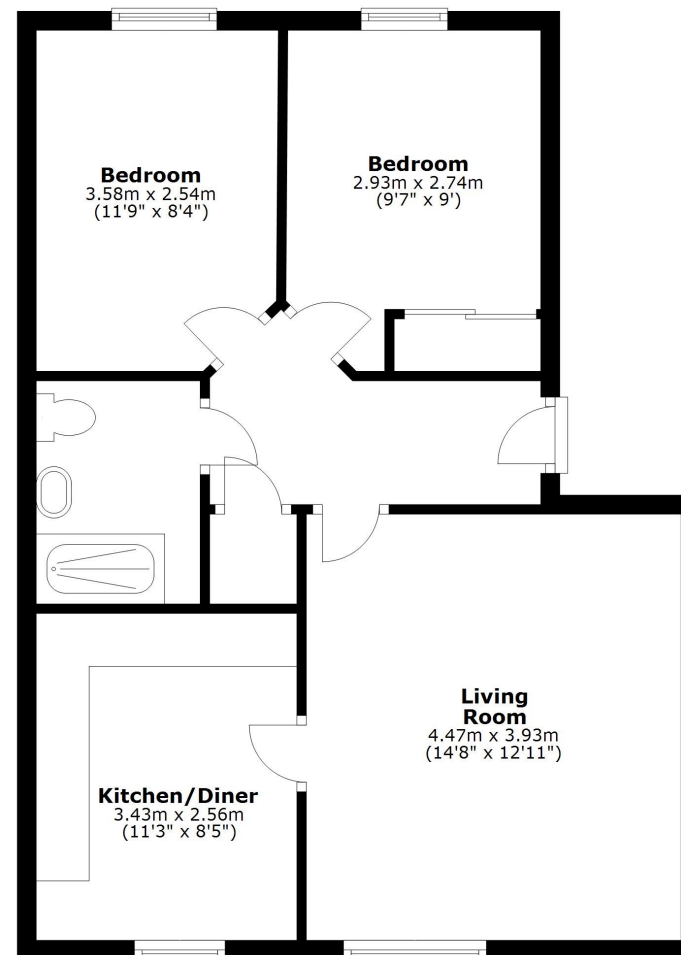
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF



www.cgpooks.co.uk

### First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 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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**BOUNDARIES NOT CONFIRMED**

<b>Tenure</b>	Leasehold
<b>Lease Length</b>	200 years from 2006
<b>Service Charge</b>	£1,041.54 PA
<b>Ground Rent</b>	£100 PA (fixed rate)

<b>Local Authority</b>	Shropshire Council
<b>Council Tax</b>	Band A
<b>EPC Band</b>	Band C
<b>Services</b>	Mains services water, electricity and drainage are connected

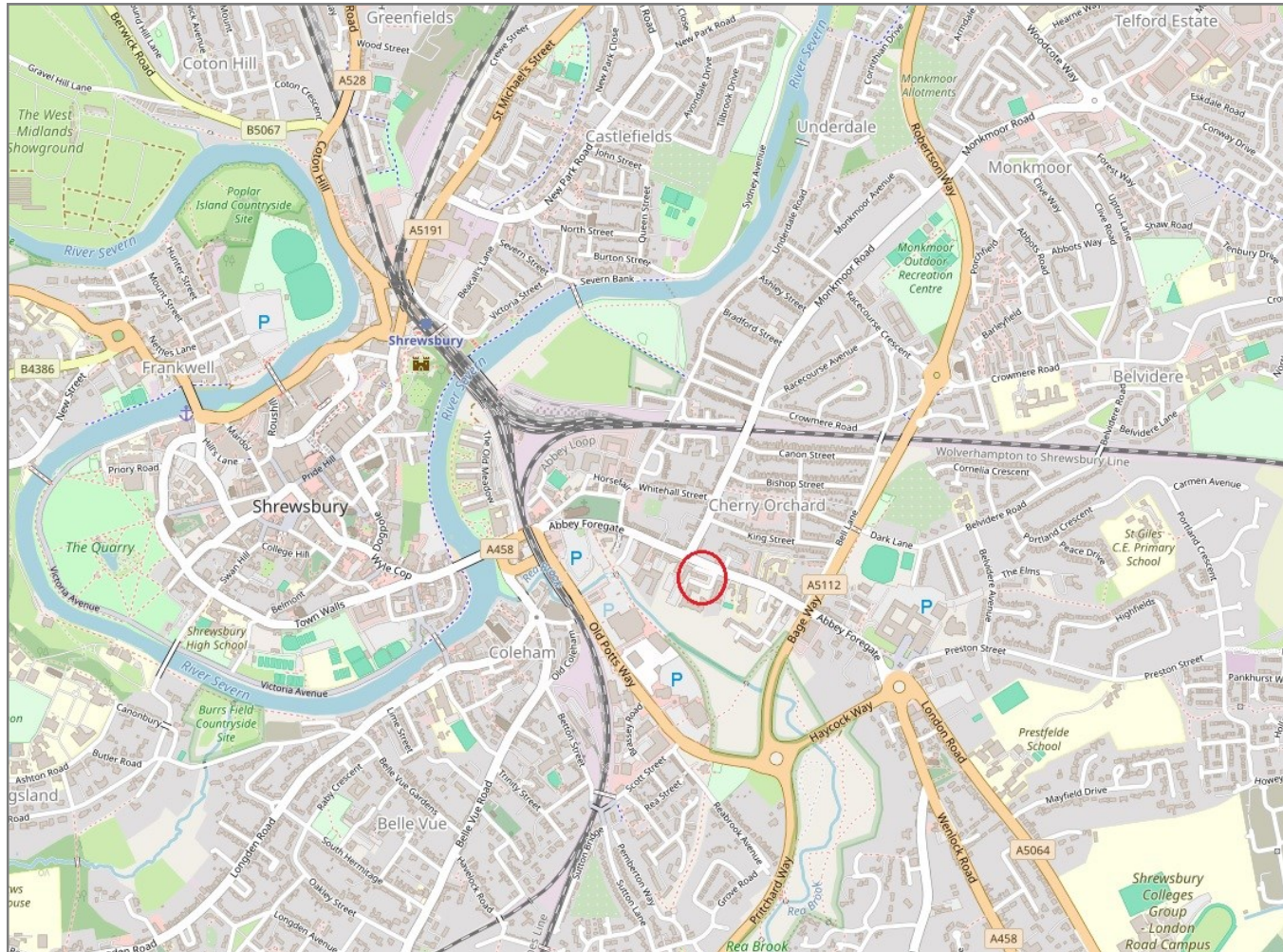


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