



**Apartment 2, Crescent House, Belmont, Shrewsbury SY1 1TE**

2 bedroom apartment—£325,000 Leasehold



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Coopergreenpooks.co.uk

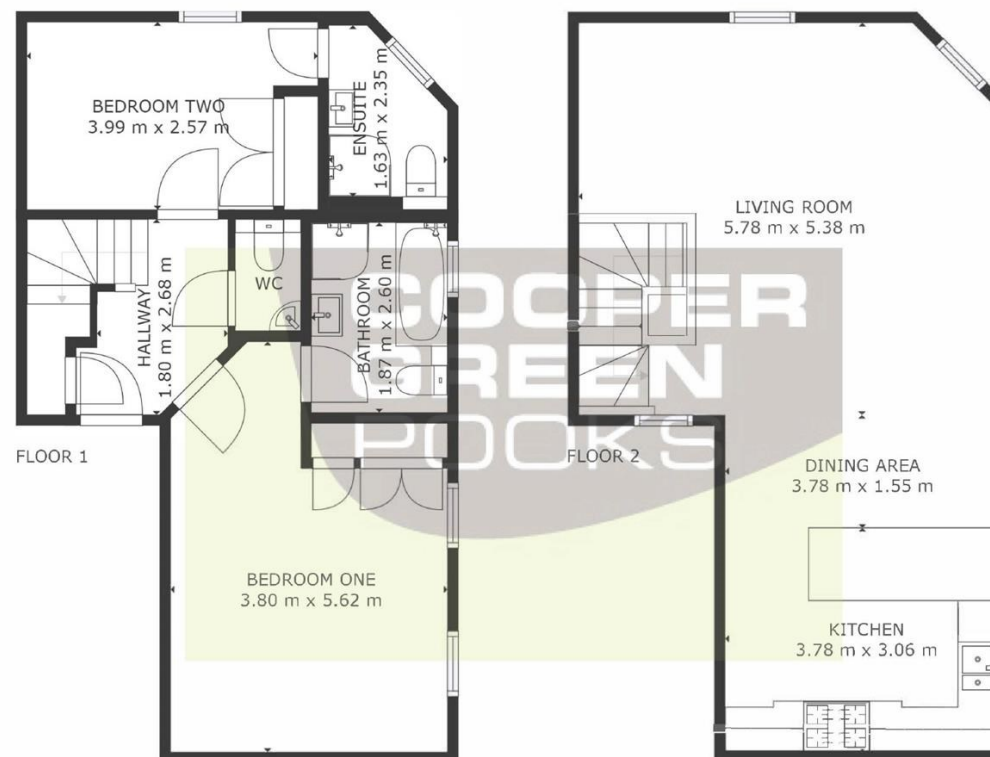
£325,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

Occupying a fantastic position within the heart of the town centre, this spacious duplex apartment offers practical and well-designed accommodation, while benefitting from a private gated parking space

## KEY FEATURES

- Good sized entrance hall with useful under stairs storage and cloakroom
- Large master bedroom with built in wardrobes and en-suite bathroom with separate shower
- A further double bedroom on the ground floor, also having built in wardrobes and an en-suite shower room
- Fantastic open plan kitchen/living/dining room with windows to two elevations and views along Town Walls
- High quality German made fitted kitchen, complete with fully integrated appliances
- The living area includes a built in BOSE surround system and flat screen TV
- Double glazed windows and gas fired central heating
- Allocated parking space within a secure parking area access via Belmont – this space is under a lease agreement at a cost of £100 PA
- A superb location on one of the town's most sought-after streets, just a stone's throw from the beautiful Quarry Park, riverside walks, excellent schools, and all the main shopping areas
- Sold with no upward chain



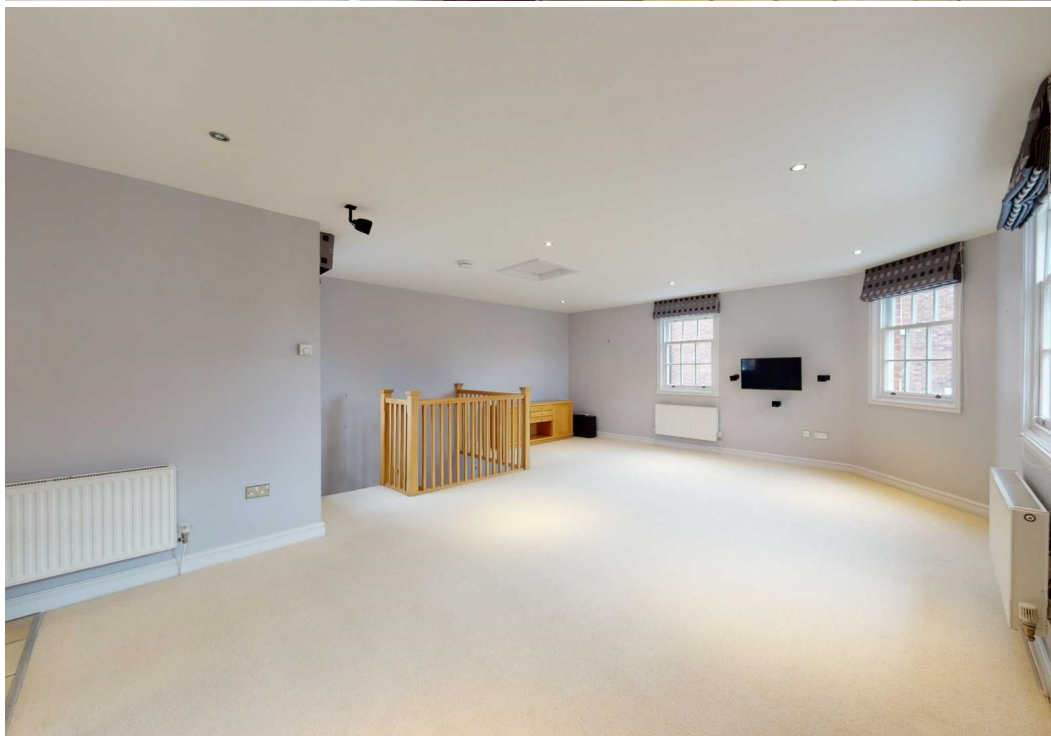
GROSS INTERNAL AREA  
FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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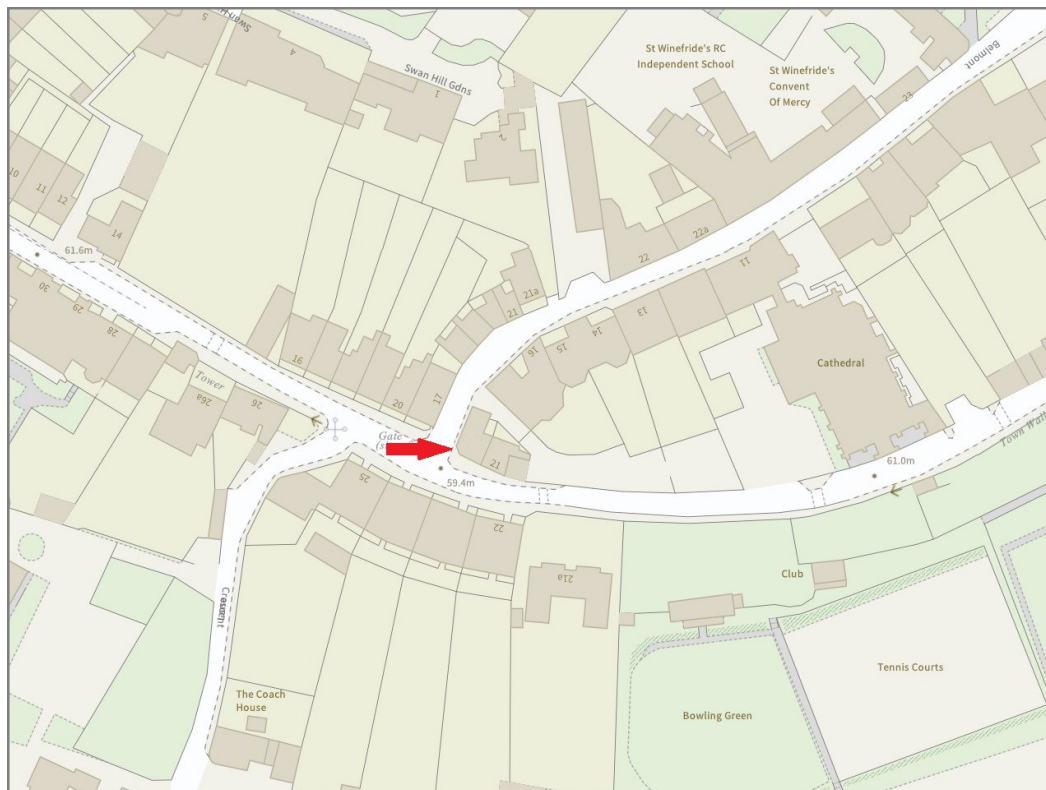
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**BOUNDARIES NOT CONFIRMED**

<b>Tenure</b>	Leasehold
<b>Length of Lease</b>	125 years from 2005
<b>Service Charge</b>	£2,313.33 PA
<b>Ground Rent</b>	£100 PA

<b>Local Authority</b>	Shropshire Council
<b>Council Tax</b>	Band B
<b>EPC Band</b>	Band C
<b>Services</b>	All mains services are connected



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