



**7 Greenfields Gardens, Shrewsbury SY1 2RN**

2 bedroom second floor apartment — £160,000 Leasehold

## 7 Greenfields Gardens, Shrewsbury SY1 2RN

Coopergreenpooks.co.uk

£160,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

Occupying an elevated position with a pleasant outlook, this neatly presented and well-designed apartment offers spacious and practical accommodation throughout, while being conveniently located, just a 10 minute walk from the train station and heart of the town centre.

### KEY FEATURES

- Well-kept communal entrance and staircase to the first floor
- Good sized private inner hallway with useful storage
- Lovely open plan living/dining room with Juliette balcony offering an open outlook and views across green open space
- Fitted kitchen, complete with integrated oven/hob and space for appliances
- Master bedroom with en-suite shower room
- A further large double bedroom and separate family bathroom
- uPVC double glazed windows and electric heating
- Private allocated parking and plenty of additional visitor spaces
- Landscaped communal grounds

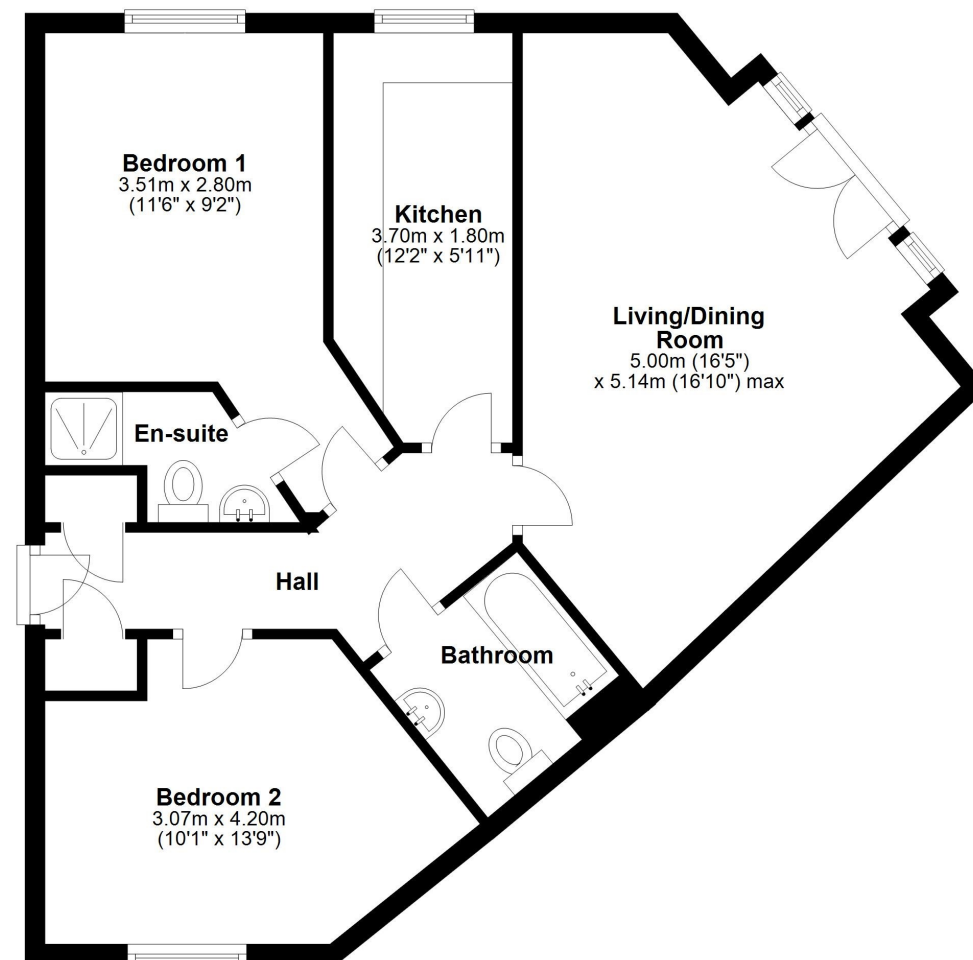
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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### Second Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



Total area: approx. 63.1 sq. metres (679.6 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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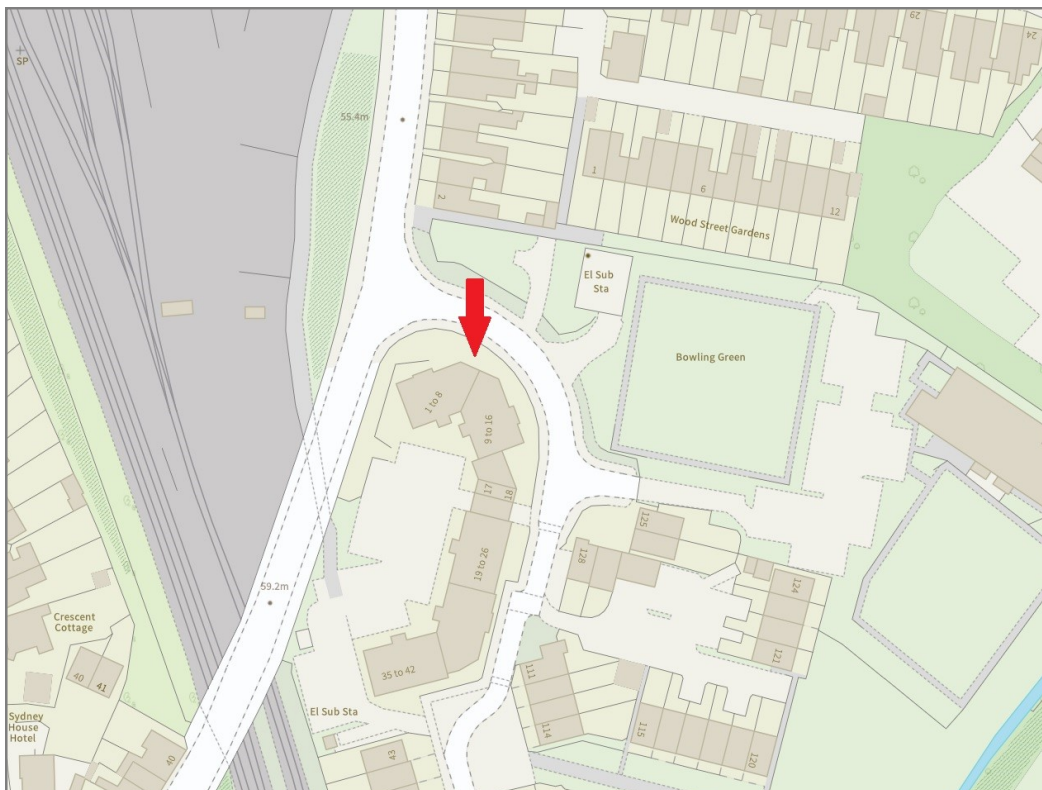
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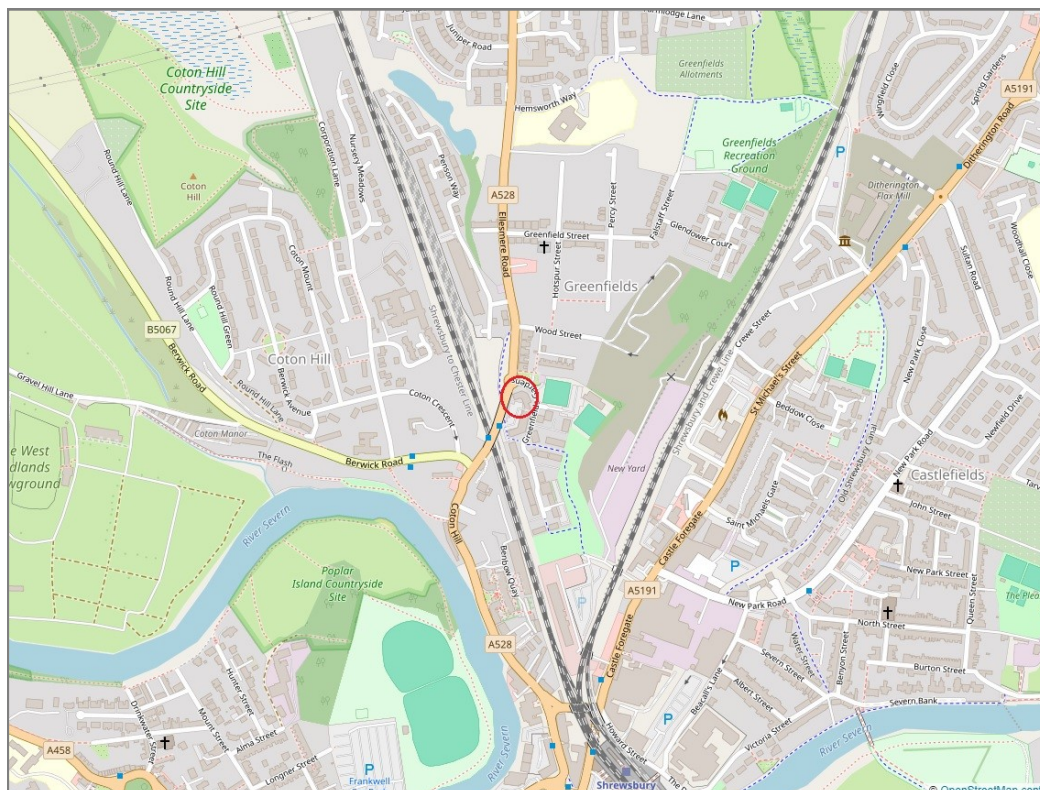
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**BOUNDARIES NOT CONFIRMED**



<b>Tenure</b>	Leasehold
<b>Lease length</b>	155 years from 1st April 2007
<b>Ground rent</b>	£374 PA
<b>Service Charge</b>	£1,305.04 PA

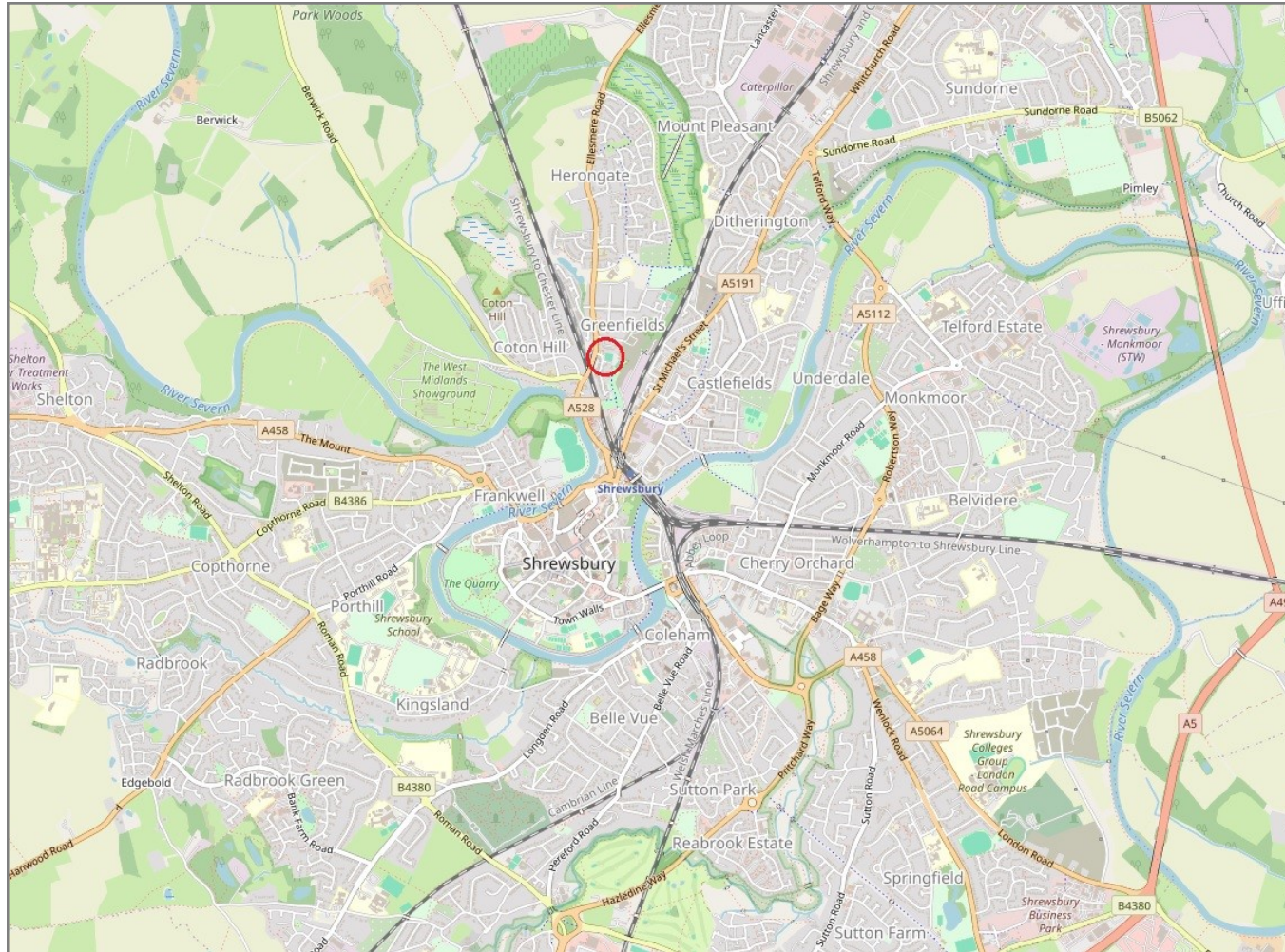
<b>Local Authority</b>	Shropshire Council
<b>Council Tax</b>	Band B
<b>EPC Band</b>	TBC
<b>Services</b>	Mains water, electricity and drainage are connected. Heating is electrically powered

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