



**21 Upper Blackfriars, St Marys Water Lane, Shrewsbury SY1 2BA**

3 bedroom duplex apartment —£400,000 Leasehold (Share of Freehold)



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Coopergreenpooks.co.uk

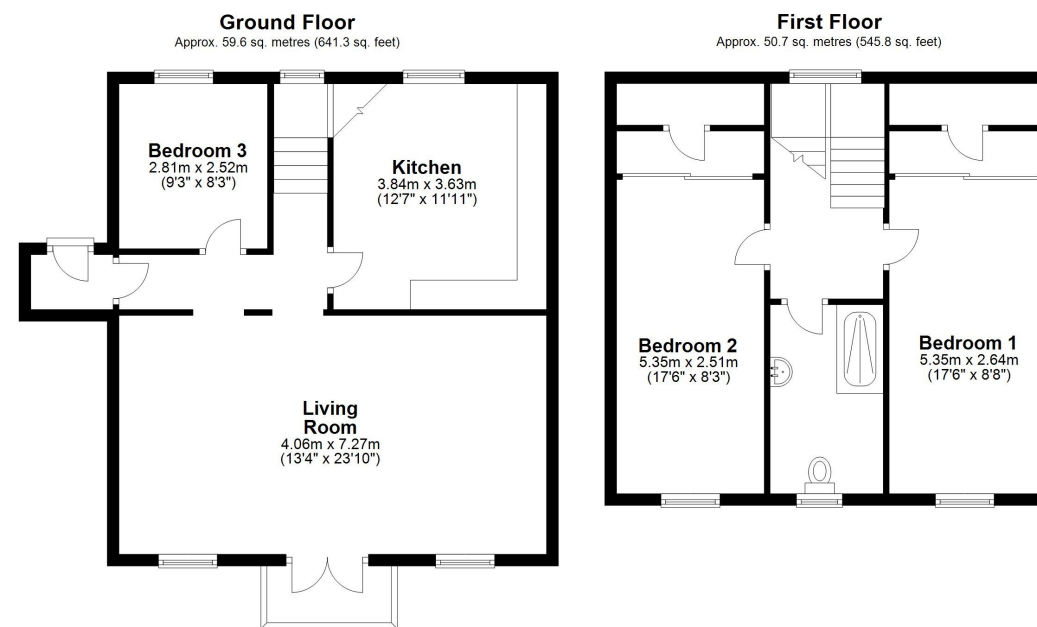
£400,000 Leasehold (Share of Freehold)—3 bedroom duplex apartment

sales@cgpooks.co.uk

A beautifully presented and spacious duplex apartment, within a very sought-after Georgian style town centre development, that's located in a fantastic riverside setting with the unique advantage of its own private meadow.

## KEY FEATURES

- Light and stylish interior with well proportioned accommodation over 2 floors.
- Entrance vestibule and hall, from which there is a staircase with half landing to the second floor.
- Superb open plan living and dining room with feature fireplace, 2 windows and glazed double doors opening onto a balcony.
- Improved kitchen/breakfast room, which has tiled flooring and integrated appliances.
- 3rd bedroom, which could also be used as a home office or study.
- On upper floor there is a landing area providing access to 2 further double bedrooms with built in wardrobes and eaves storage space. There is also a re fitted shower room with large walk-in shower.
- Double glazed windows and electric heating.
- There is a single garage included in the sale and we have been informed there is also a parking space available separately for £50 pcm.
- Beautiful communal meadow providing uninterrupted views across the River Severn. The ground extends to about an acre and provides seating areas along with vegetable gardens and is solely for the resident's use.
- Quiet and secluded setting yet right in the heart of town centre, just a few minutes' walk from the railway station, stunning river walks, as well as all of the main shopping areas, bars and restaurants.
- Vacant with no onward chain.



Total area: approx. 110.3 sq. metres (1187.1 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.



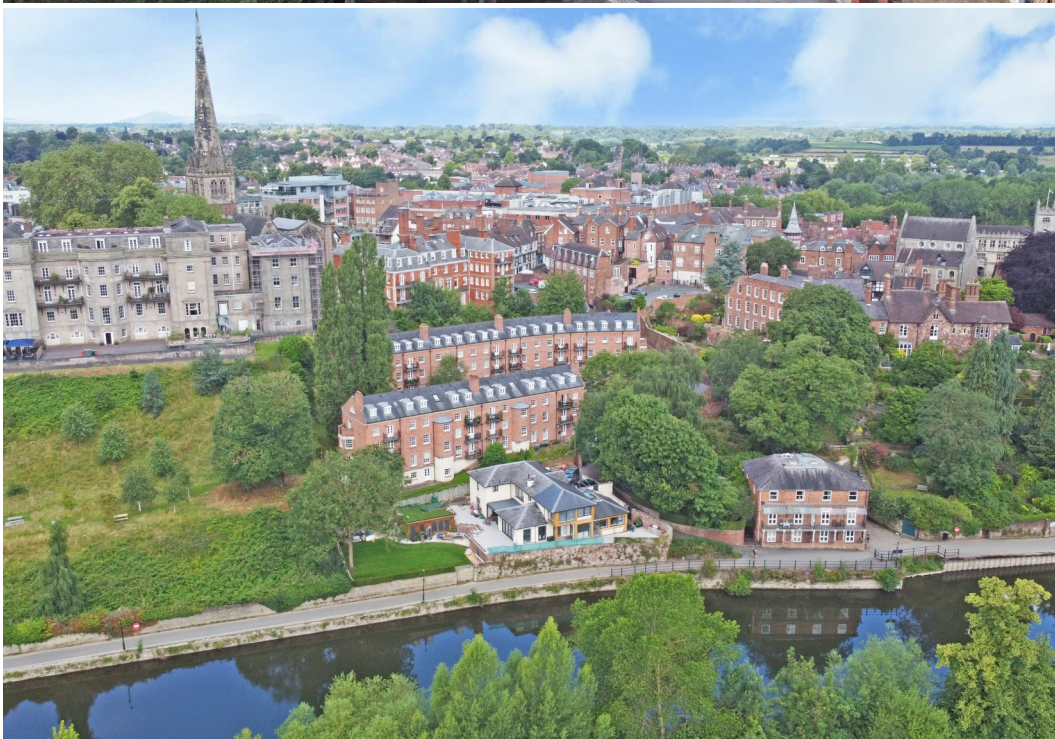














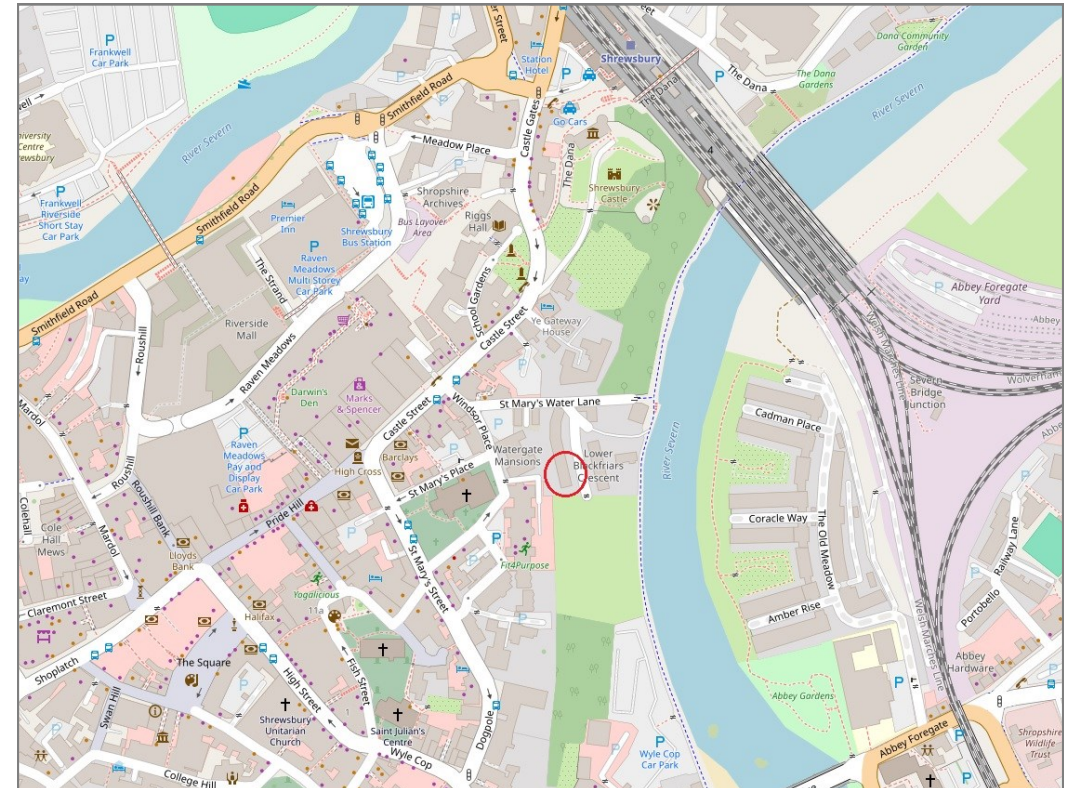
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold (Share of Freehold)</b>
Lease Length	<b>199 years from 1999</b>
Length Left	<b>174 years</b>
Service Charge	<b>£1,843.54 (for 2024)</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is electric</b>

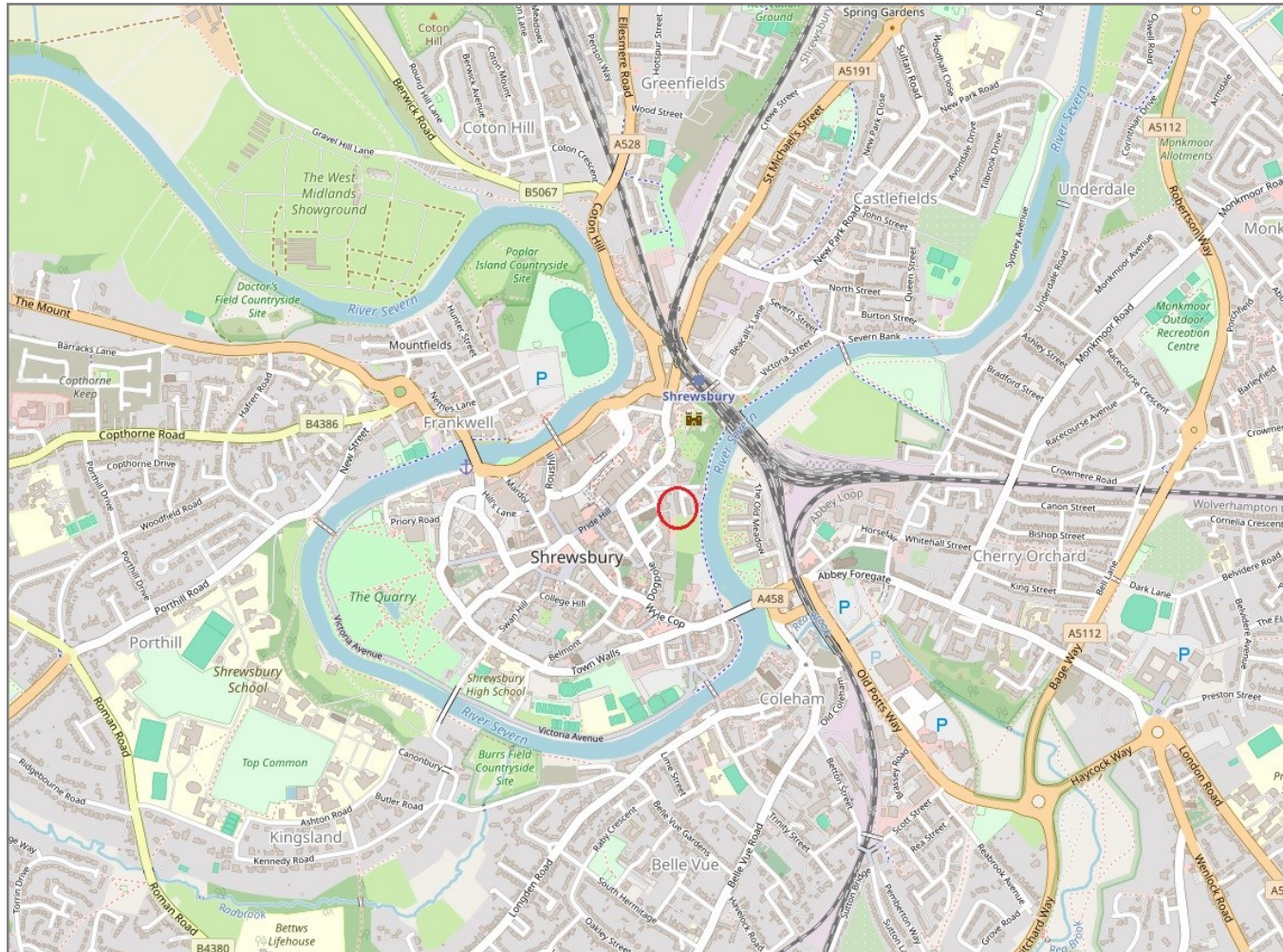


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