



Apartment 14, Abbey Wharf, Mill Road, Shrewsbury, SY2 6AY

2 bedroom second floor apartment — £170,000 Leasehold

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Coopergreenpooks.co.uk

£170,000 Leasehold—2 bedroom first floor apartment

sales@cgpooks.co.uk

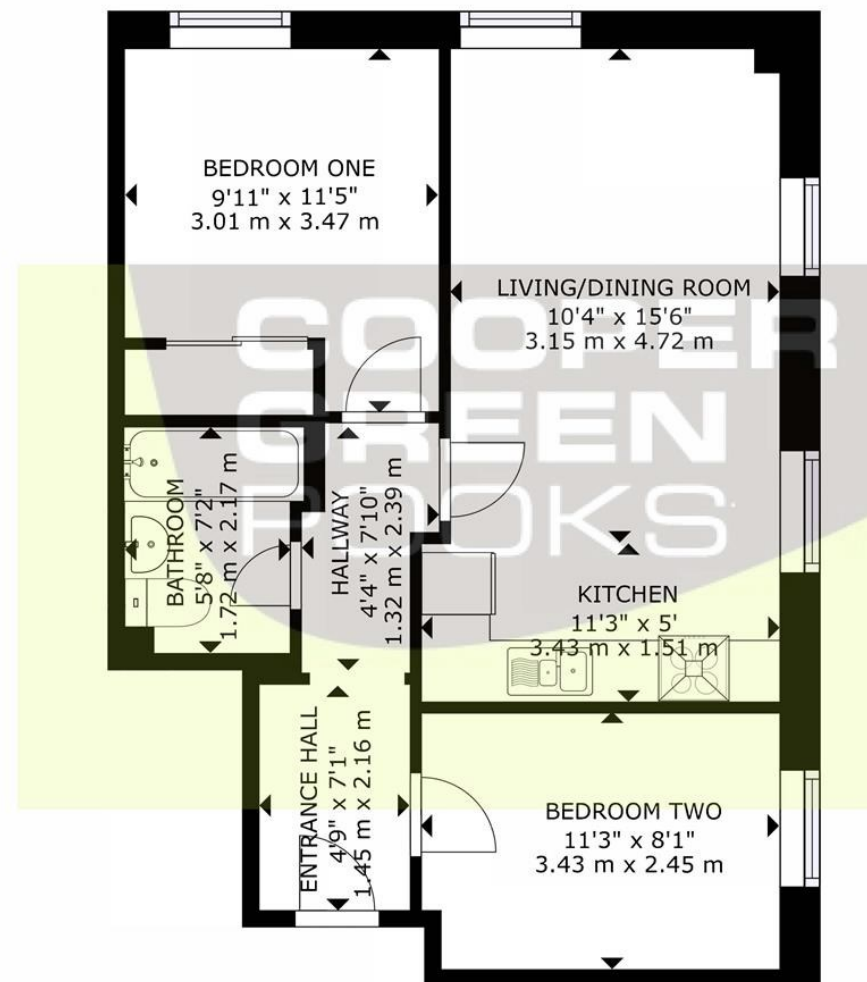
Occupying an elevated position within a popular modern development on the fringe of the town centre, this thoughtfully designed apartment offers practical accommodation, while benefitting from a private parking space, communal grounds, and access to the beautiful Reabrook Valley conservation area.

KEY FEATURES

- Secure and neatly presented communal entrance with lift access to second floor
- Lovely open plan living/dining room with windows to two elevations
- Fitted kitchen with integral cooker, washing machine and space for fridge/freezer
- Good sized master bedroom with built-in double wardrobe
- A second double bedroom and separate family bathroom
- uPVC double glazed windows and electric heating
- Allocated private parking space
- A fantastic location, just a short walk from an excellent range of amenities, bars/ restaurants, as well as the town centre
- Gated access to communal grounds and the stunning gated access directly into the Reabrook Valley conservation area
- Agents Note: Photos used were taken prior to the current tenancy
- Sold with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



SECOND FLOOR APARTMENT

GROSS INTERNAL AREA
SECOND FLOOR: 540 sq ft, 50.16 m²
TOTAL: 540 sq ft, 50.16 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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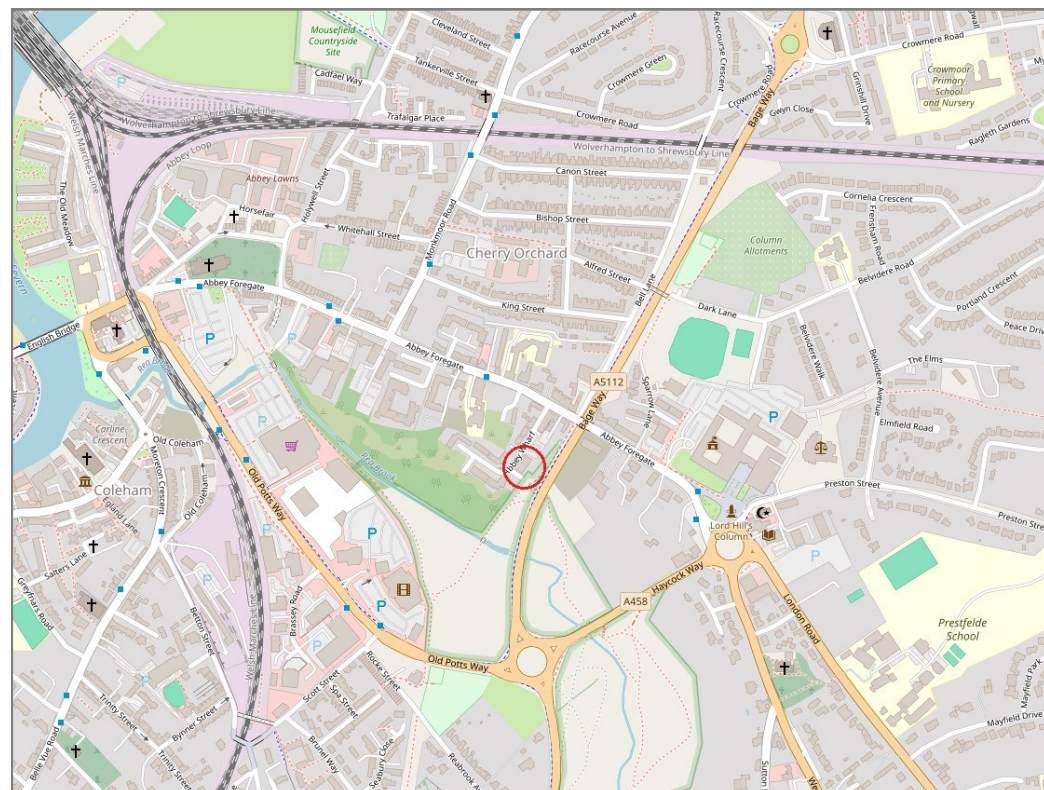
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease Length	250 years from 2013
Service Charge	£1,680 PA
Ground Rent	Included in Service Charge

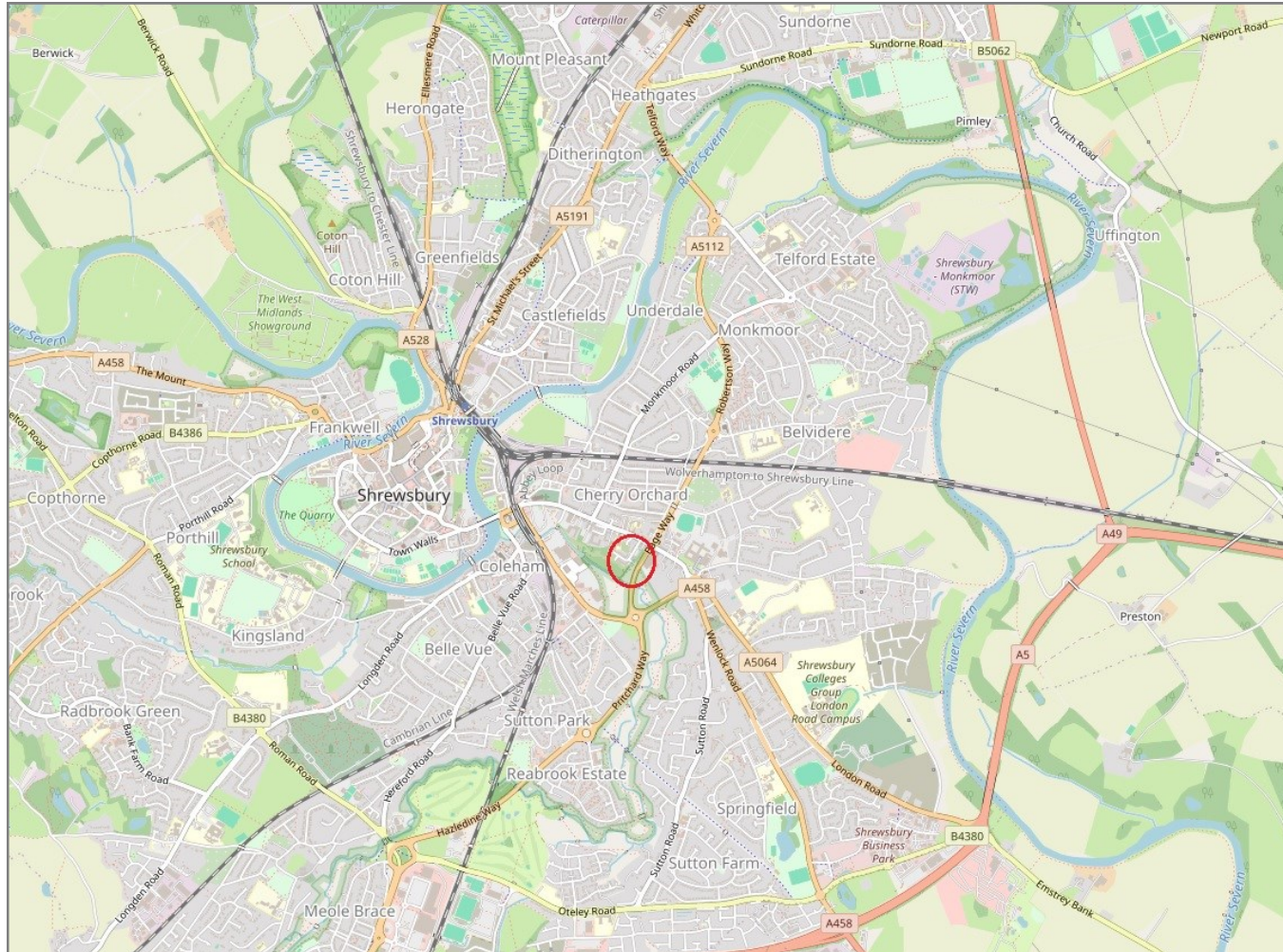
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	Mains water electricity and drainage are connected, with electric heating

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