



**25 Castle Street, Shrewsbury, SY1 2BQ**

2 bedroom ground floor apartment — £475,000 Leasehold (Share of the Freehold)

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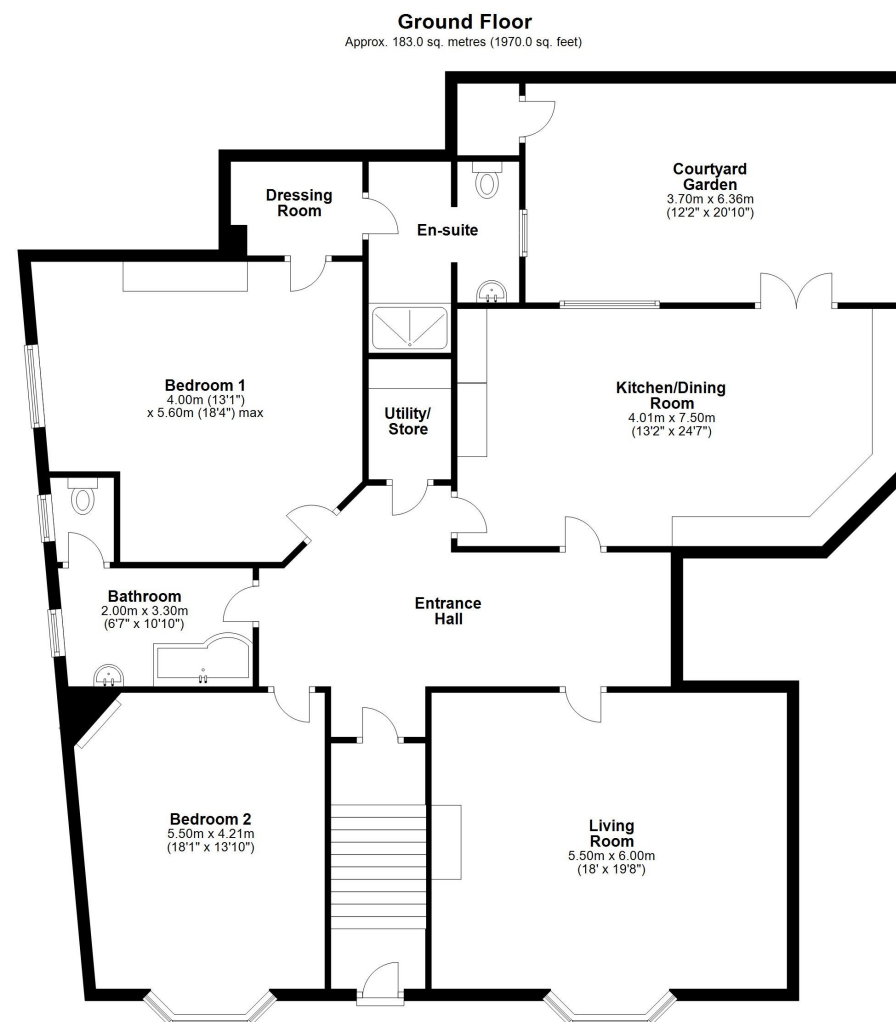
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sales@cgpooks.co.uk

A beautifully presented and individual ground floor apartment, forming part of this imposing Grade II Listed building located in the heart of the town centre, with the benefit of its own private entrance and attractive south facing walled courtyard garden.

## KEY FEATURES

- Extremely spacious and well-planned accommodation that has been stylishly finished to a high standard, whilst retaining plenty of original features such as fireplaces to almost every room, large sash windows and high ceilings.
- Lovely entrance hall with original front door and stained glass window.
- Spacious inner hall with study area, along with solid wood flooring which continues throughout the apartment
- Fantastic open plan kitchen/dining room with integrated appliances, large window and glazed double doors to courtyard garden
- Good sized living room with feature bay window to front
- Master bedroom complete with separate dressing room and en-suite shower room
- Large 2nd double bedroom, also having feature bay window, and there is also a well-appointed family bathroom with separate WC.
- Gas fired central heating and secondary glazed windows.
- Private south facing brick paved courtyard garden, providing excellent outdoor space with additional storage.
- Fantastic town centre location next to Shrewsbury Castle and just a stones throw from the railway station, river walks, all the main shopping areas, bars and restaurants.
- Please contact our office if you require a parking space to rent.



Total area: approx. 183.0 sq. metres (1970.0 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.



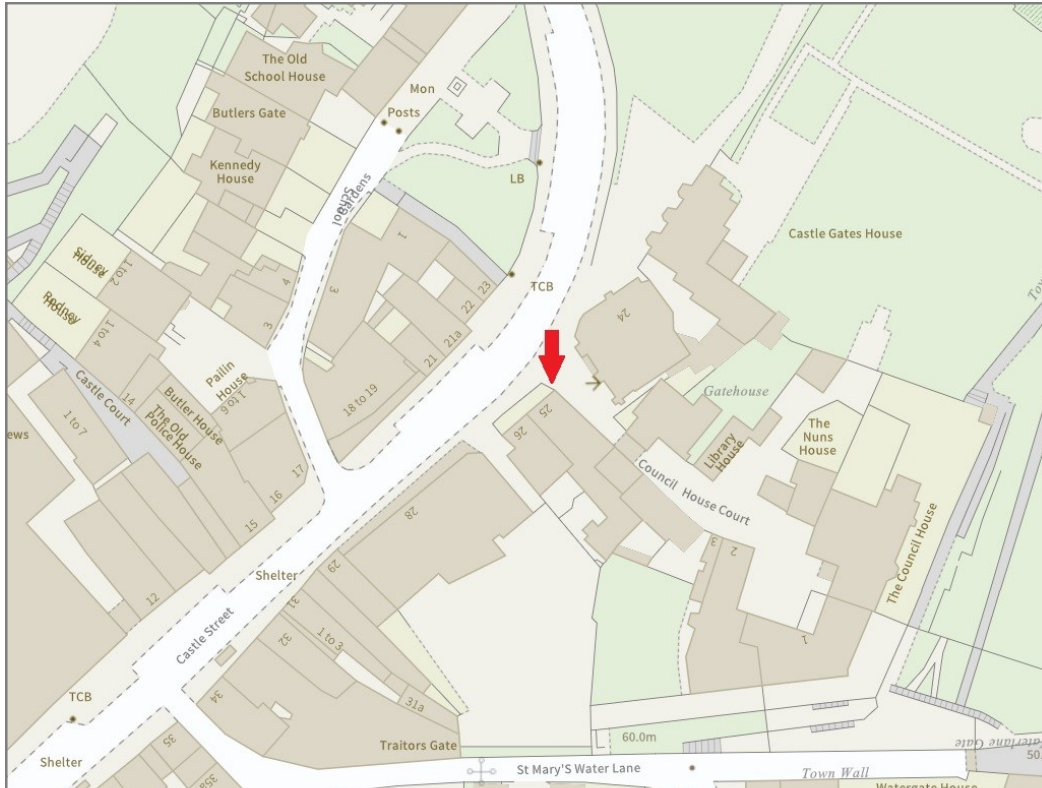






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Tenure	<b>Leasehold (Share of the Freehold)</b>
Lease Length	<b>199 years from 2013</b>
Service Charge	<b>£2,200 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



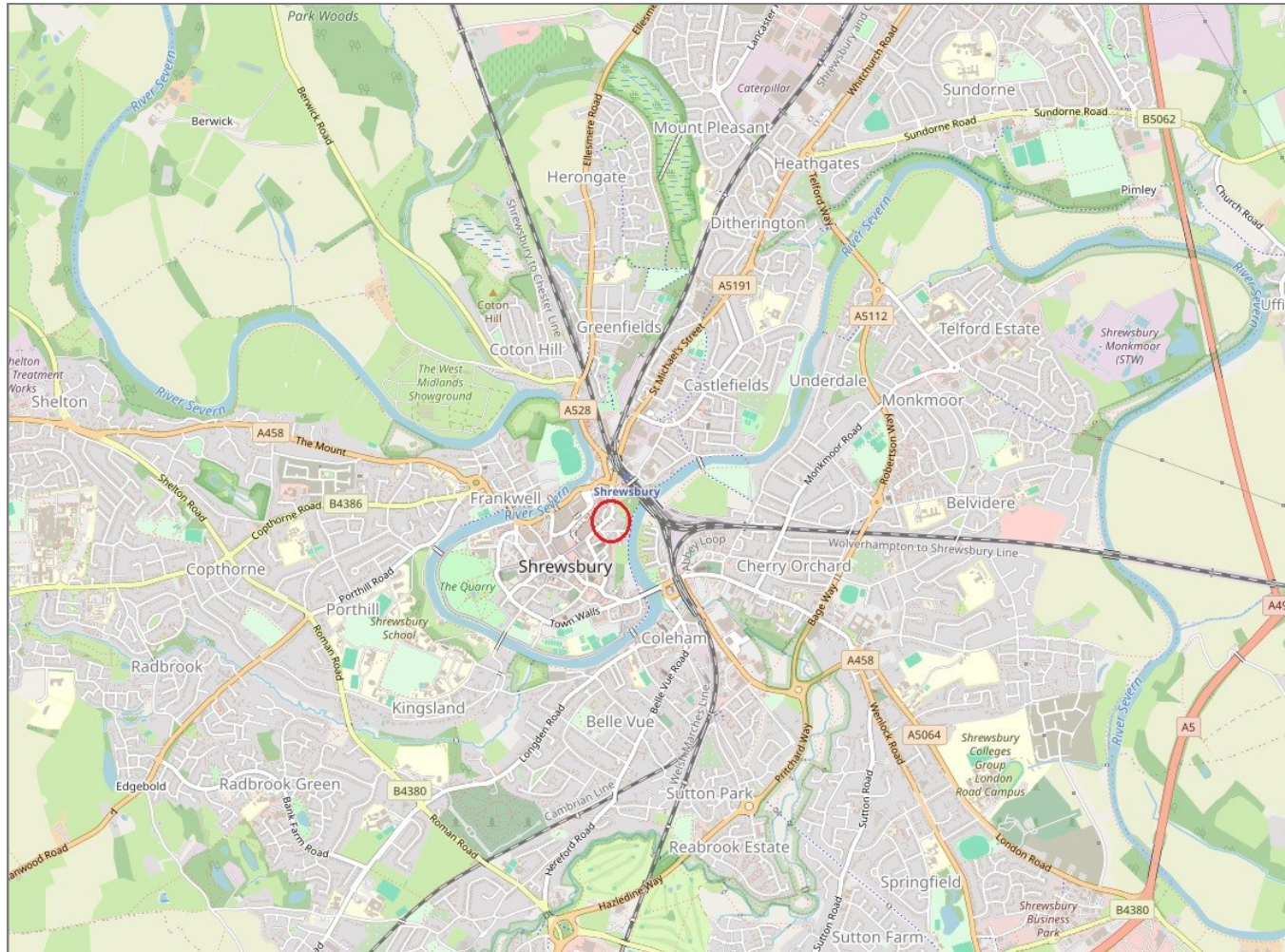
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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