



16 Longner Street, Shrewsbury SY3 8QX

1 bedroom ground floor apartment—£155,000 25% Share of the Freehold

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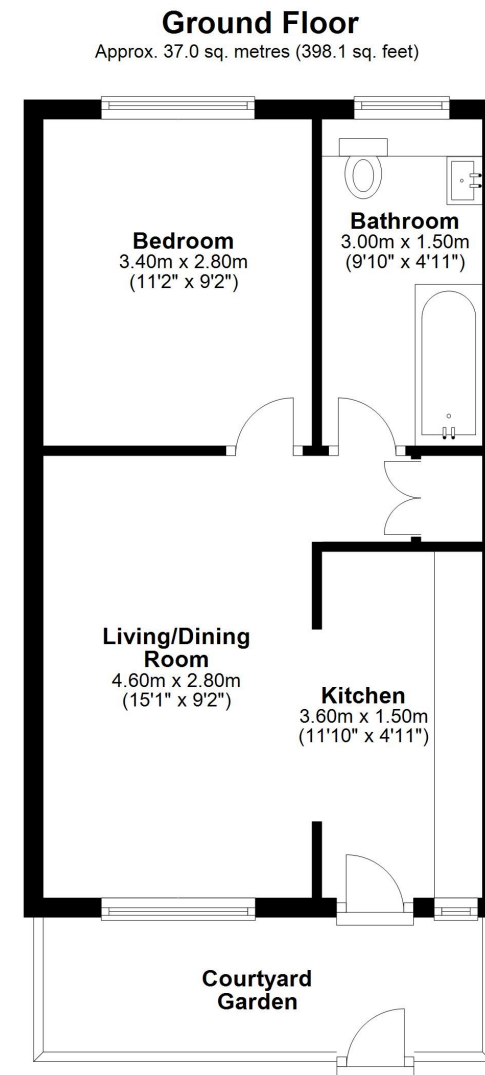
£155,000 25% Share of the Freehold—1 bedroom ground floor apartment

sales@cgpooks.co.uk

This beautifully presented ground floor apartment offers practical and thoughtfully designed accommodation, finished to a high standard throughout, while benefitting from a private courtyard garden and allocated parking. The property would be ideal for first time buyers or investors, and is currently run as a very successful holiday let, generating a profit of circa £20,000 PA, which offers a 12% return.

KEY FEATURES

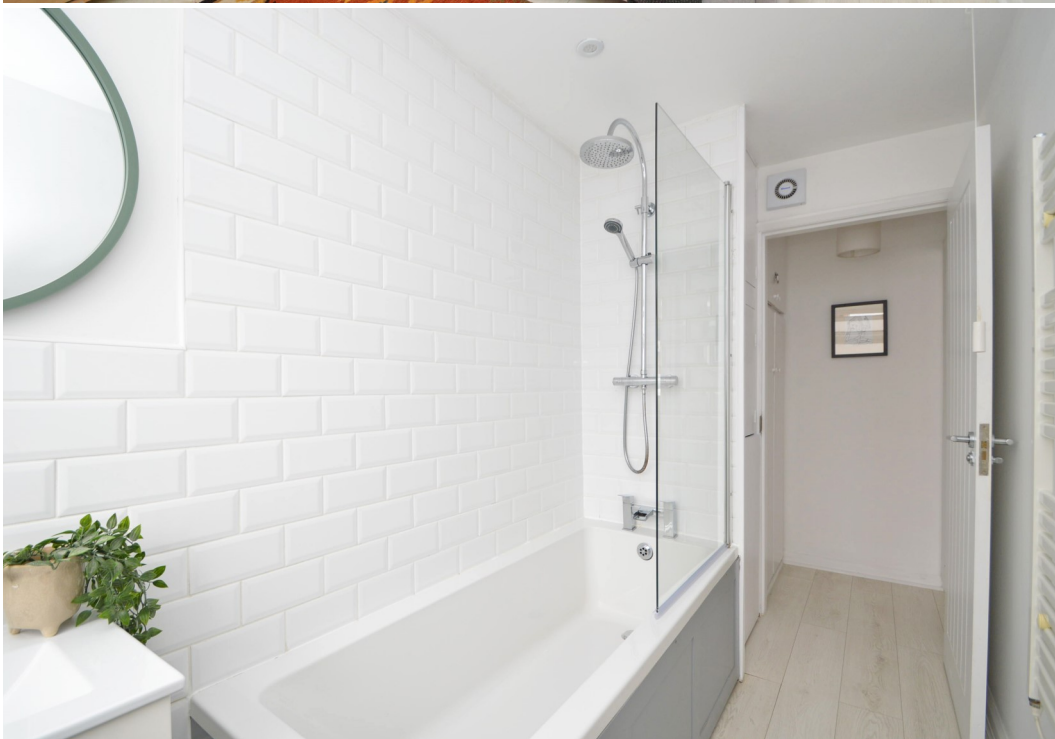
- Lovely open plan living/dining room with large window to front
- Well-fitted kitchen, which is also open plan to the living area, complete with integrated appliances and access to the private garden
- Good sized double bedroom and a separate bathroom with shower and heated towel rail
- There is also an inner hallway and useful storage cupboard
- Double glazed windows and electric heating via infrared panel heaters
- Attractive courtyard garden, enclosed by fencing, with decked terrace and gated access to the allocated parking space
- A superb location, quietly situated within a pretty and popular residential area, close to beautiful riverside walks, local bars and restaurants, many independent amenities of Frankwell, the Quarry Park and town centre
- Number 16 is one of four apartments within the building and is sold with a 25% share of the freehold
- The property creates a fantastic opportunity for first time buyers or investors, and is currently run as a successful holiday let via Air BnB, generating an annual profit of circa £20,000 and a 12% return. A breakdown of income and costings can be provided upon request and current bookings can be transferred to a new owner



Total area: approx. 37.0 sq. metres (398.1 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.







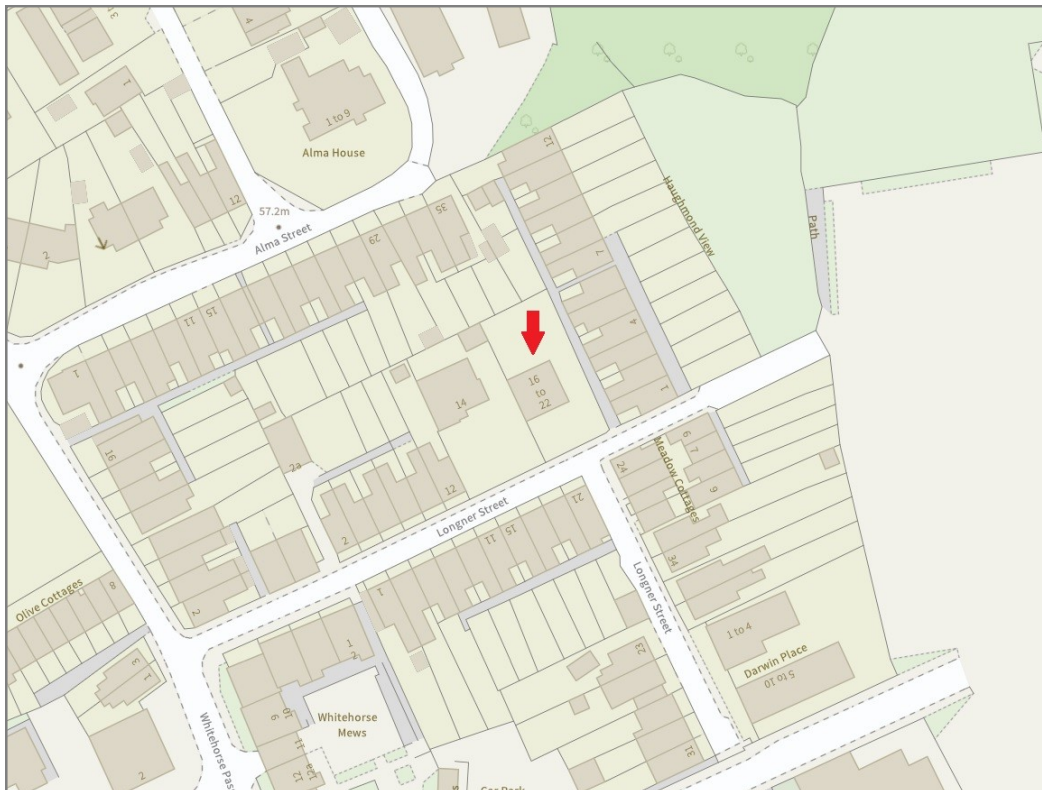
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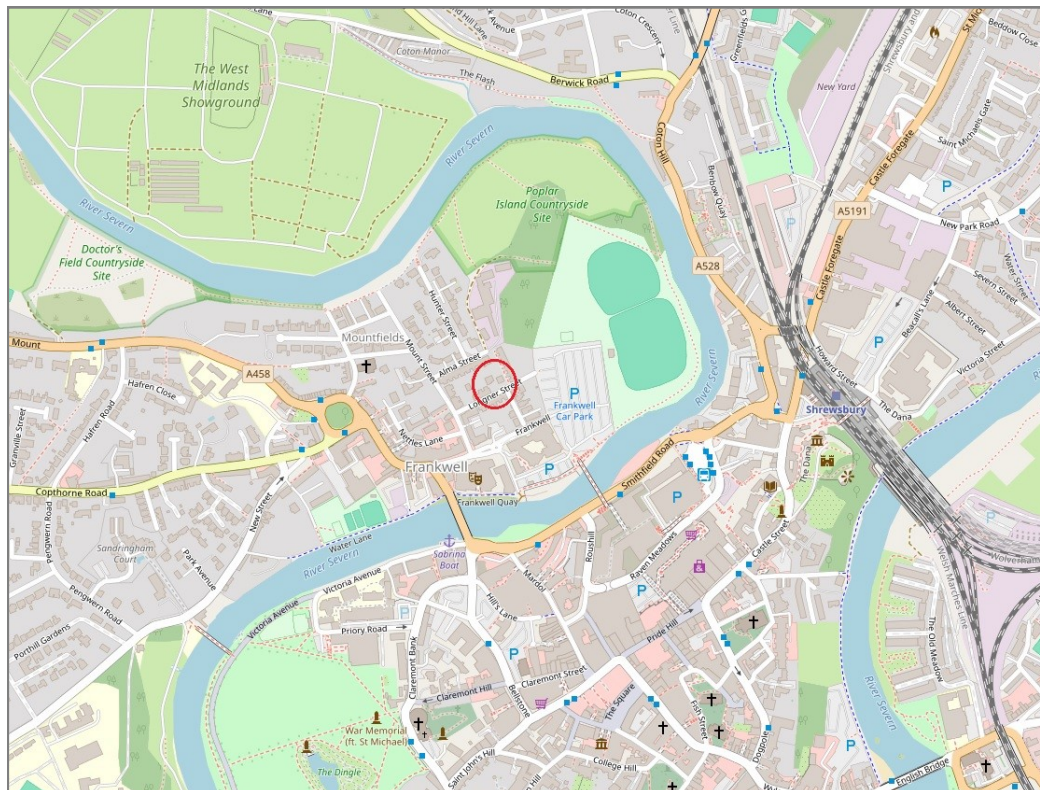
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BOUNDARIES NOT CONFIRMED



Tenure	25% Share of the Freehold
Lease Length	993 years remaining
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band D
Services	Mains services water, heating and drainage are connected
	Electric is powered by infra red panels

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



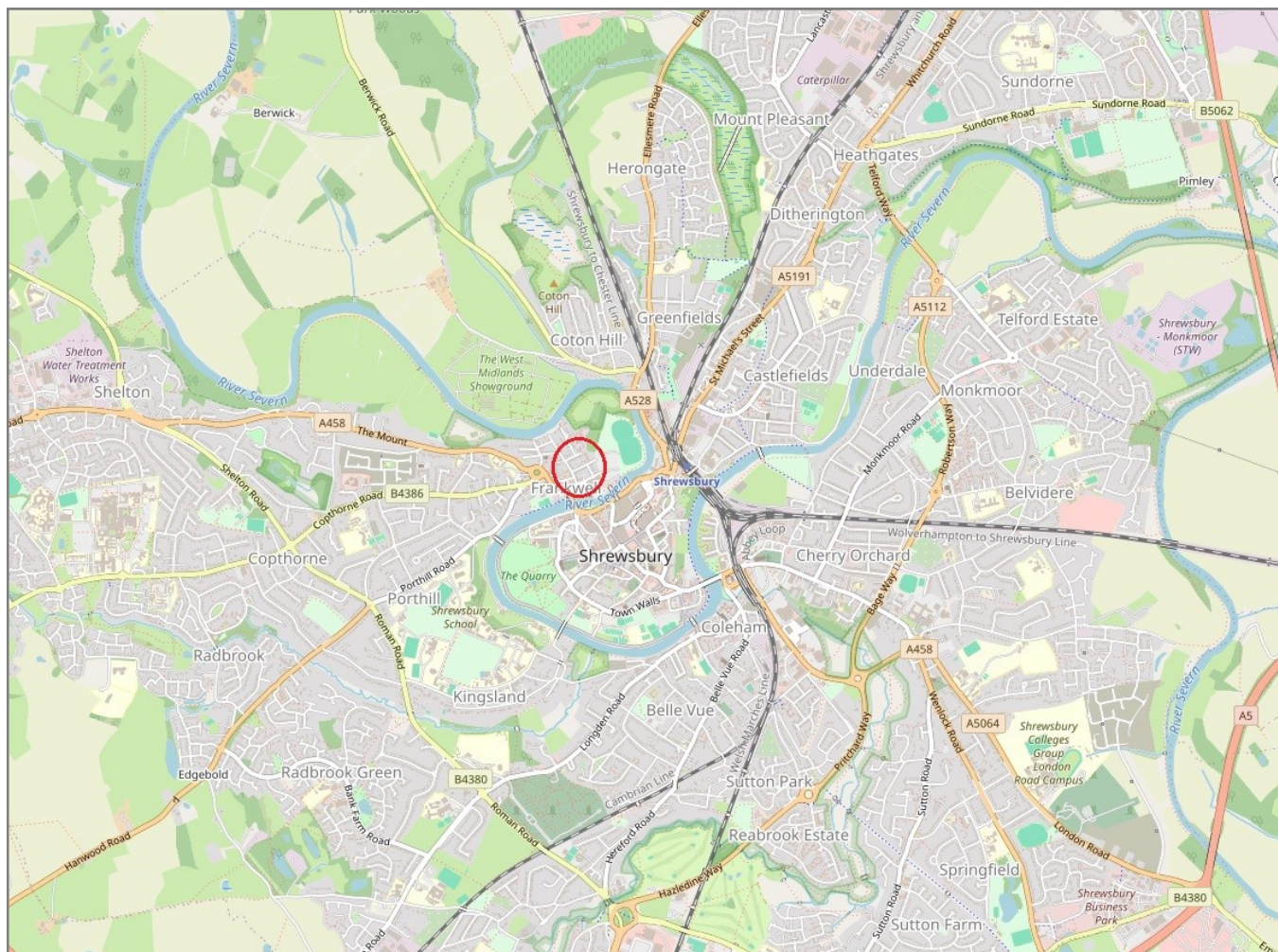
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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