



25 Greenfields Gardens, Shrewsbury SY1 2RN

2 bedroom second floor apartment—£170,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying an elevated position within a popular modern development, 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 FEATYURES

- Well-kept communal entrance and staircase to the second floor
- Good sized private inner hallway with useful storage
- Lovely open plan living/dining room with Juliette balcony offering views to front and side
- Modern fitted kitchen, complete with integrated oven/hob and space for appliances
- Master bedroom with built in wardrobes and en-suite shower room
- A further 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
- Ideal for first time buyers or investors
- Sold with no upward chain

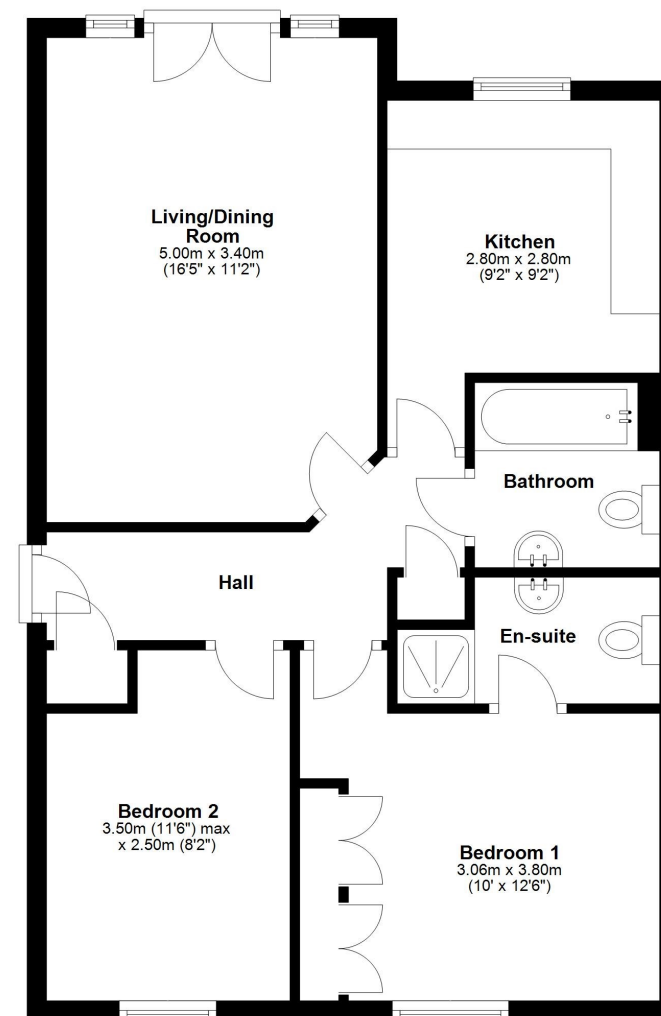
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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Second Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 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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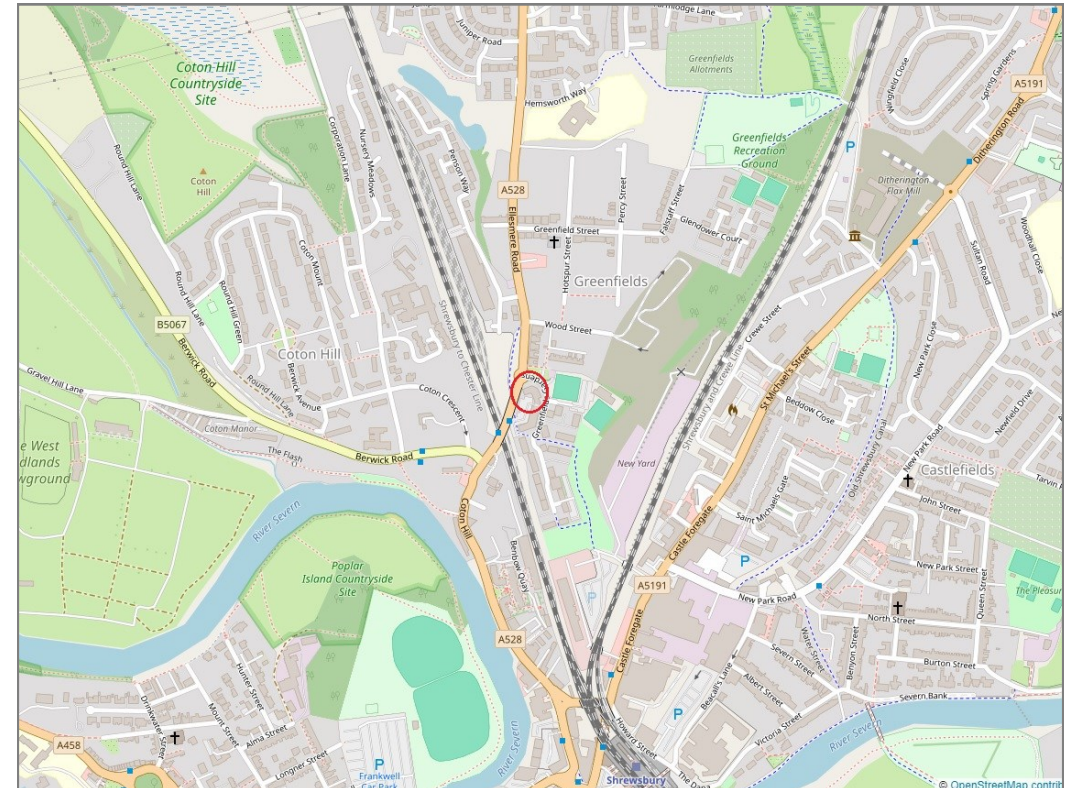
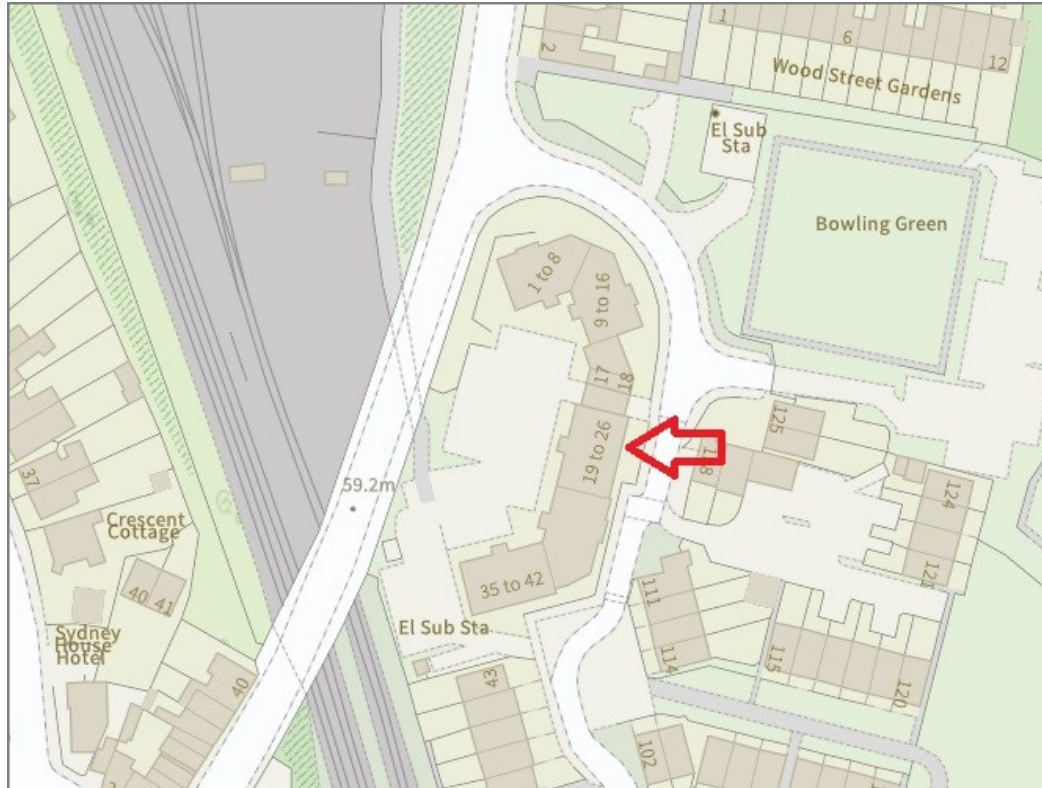
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BOUNDARIES NOT CONFIRMED

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

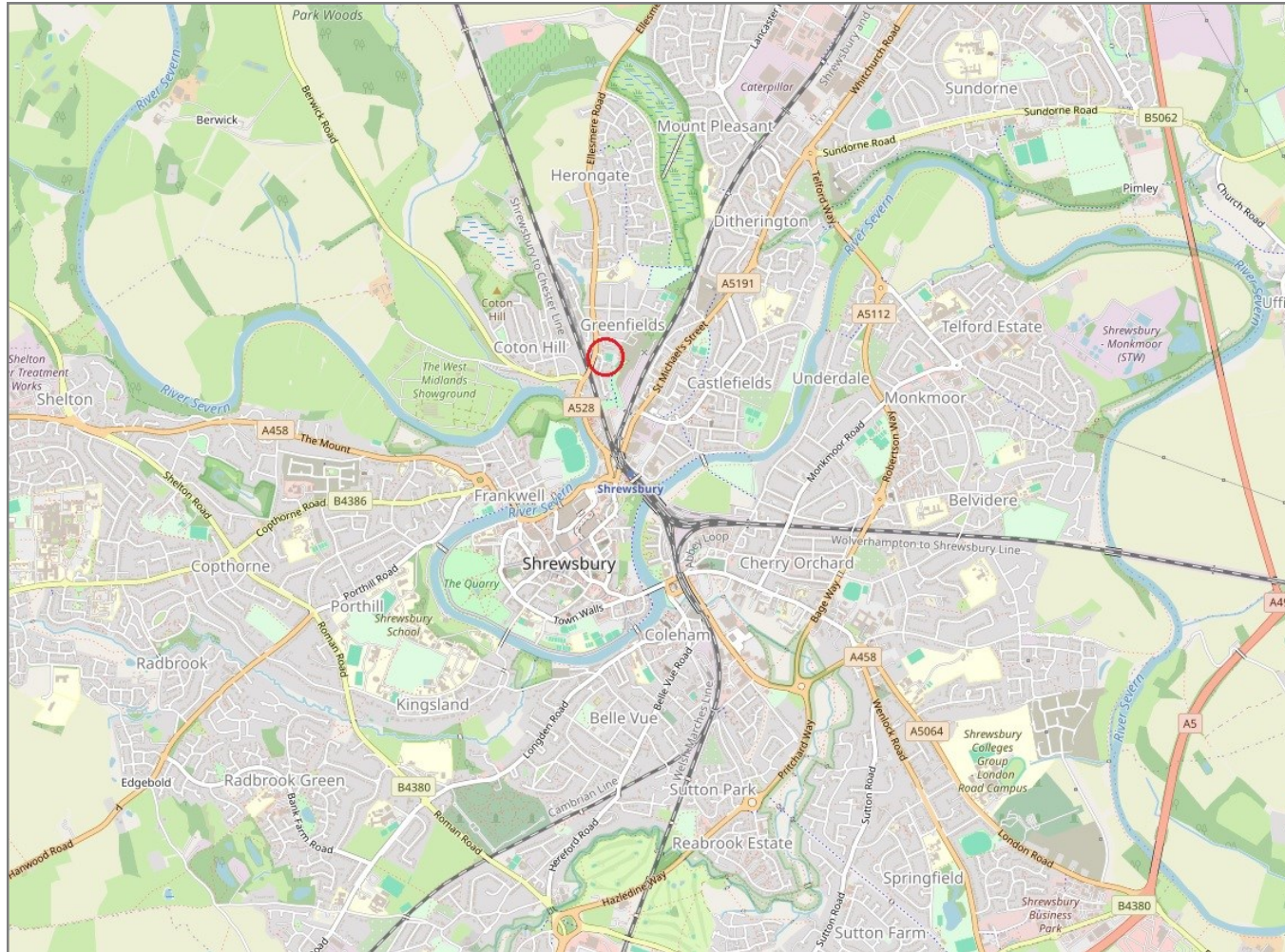
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	Mains water, electricity and drainage are connected. Heating is electrically powered

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