



**1 Rabrook Hall Court, Radbrook, Shrewsbury SY3 9AF**

2 bedroom apartment—£ 140,000 Leasehold



# 1 Rabrook Hall Court, Radbrook, Shrewsbury SY3 9AF

Coopergreenpooks.co.uk

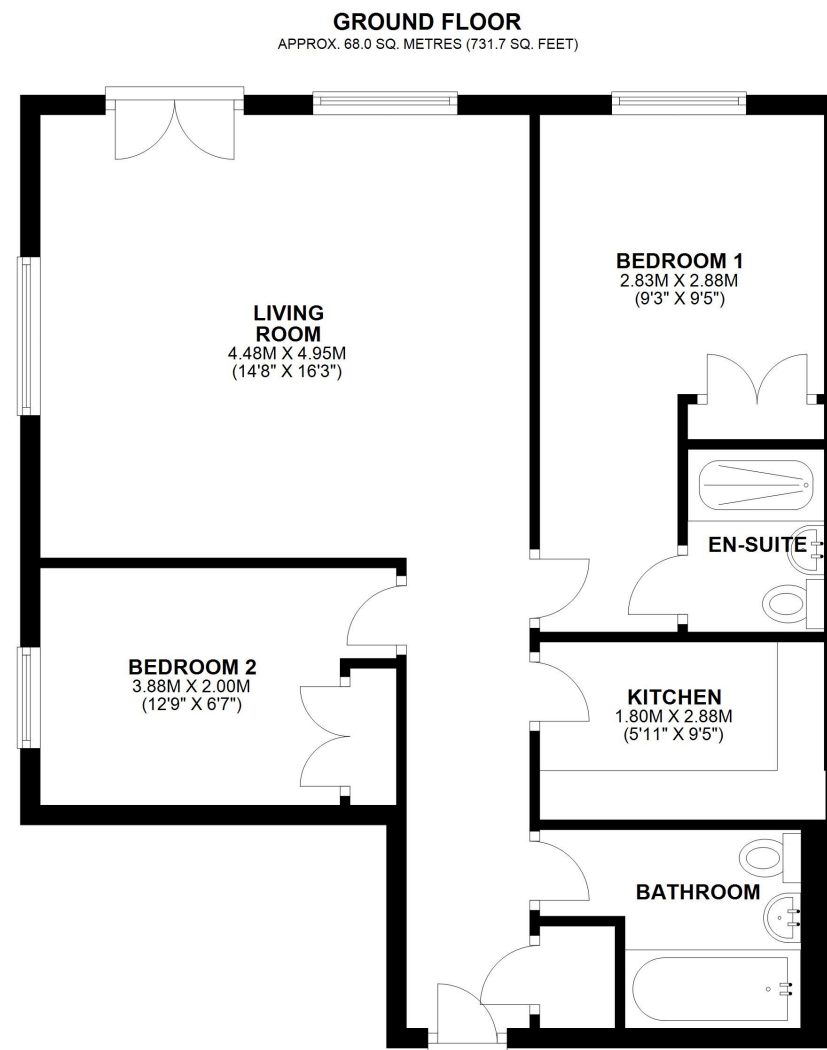
£140,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

Conveniently situated on the ground floor of a popular purpose built development, this larger style two bedroom apartment offers thoughtfully designed accommodation, while benefitting from it's own private access, allocated parking and landscaped communal gardens. The property is currently let and would be ideal for investors, as well as being suitable for first time buyers and owner occupiers.

## KEY FEATURES

- Good sized entrance hall with telephone and camera entry system
- Lovely open plan living/dining room with windows to two elevations and glazed double doors onto the communal gardens, providing a private access without using the communal entrance
- Separate fitted kitchen with integral oven/hob and space for appliances
- Master bedroom with built in wardrobes and en-suite shower room
- A further bedroom, currently used as a dining room, also having built in storage
- Separate well-appointed family bathroom with shower
- uPVC double glazed windows and electric heating
- Private allocated parking and additional visitor spaces
- A superb location, just a short distance from Radbrook's excellent range of amenities, road links via the bypass, the Royal Shrewsbury Hospital, and just over a mile from the Quarry Park and town centre
- The property is currently let to a very good long term tenant who would be happy to stay in situ, creating a great buy to let investment with a potential rental income of £700 PCM and a gross yield of circa 6%



TOTAL AREA: APPROX. 68.0 SQ. METRES (731.7 SQ. FEET)











# 1 Rabrook Hall Court, Radbrook, Shrewsbury SY3 9AF

Coopergreenpooks.co.uk

£140,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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





# 1 Rabrook Hall Court, Radbrook, Shrewsbury SY3 9AF

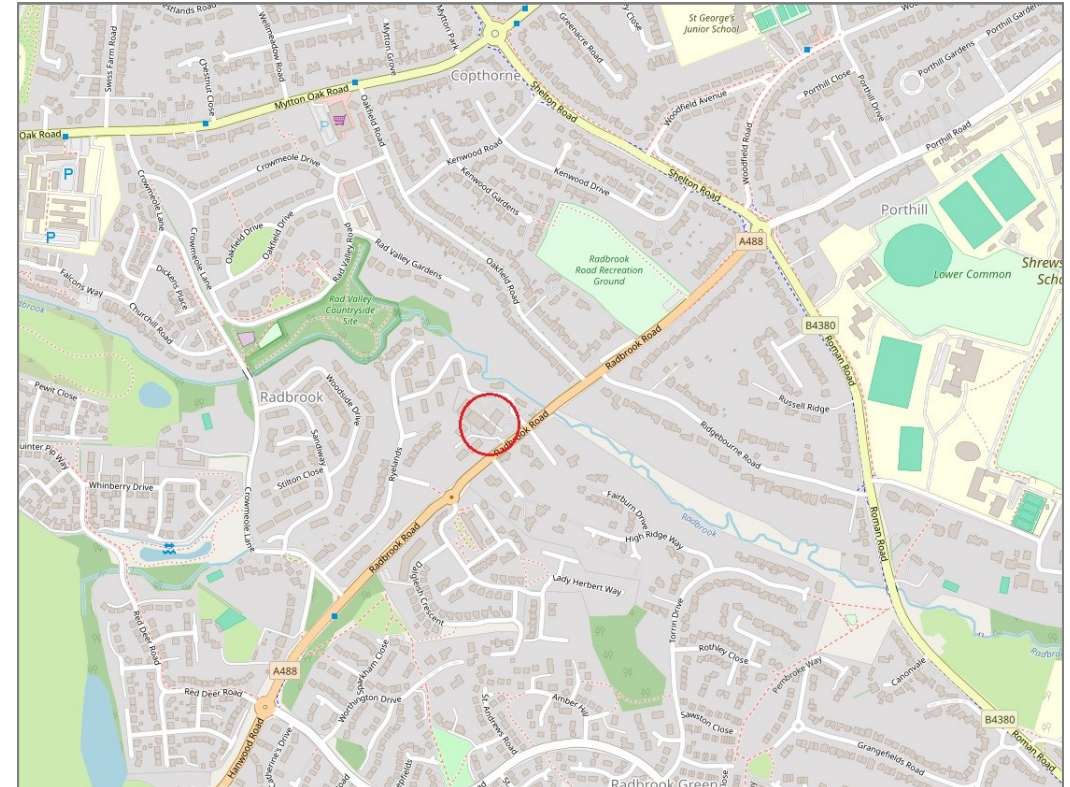
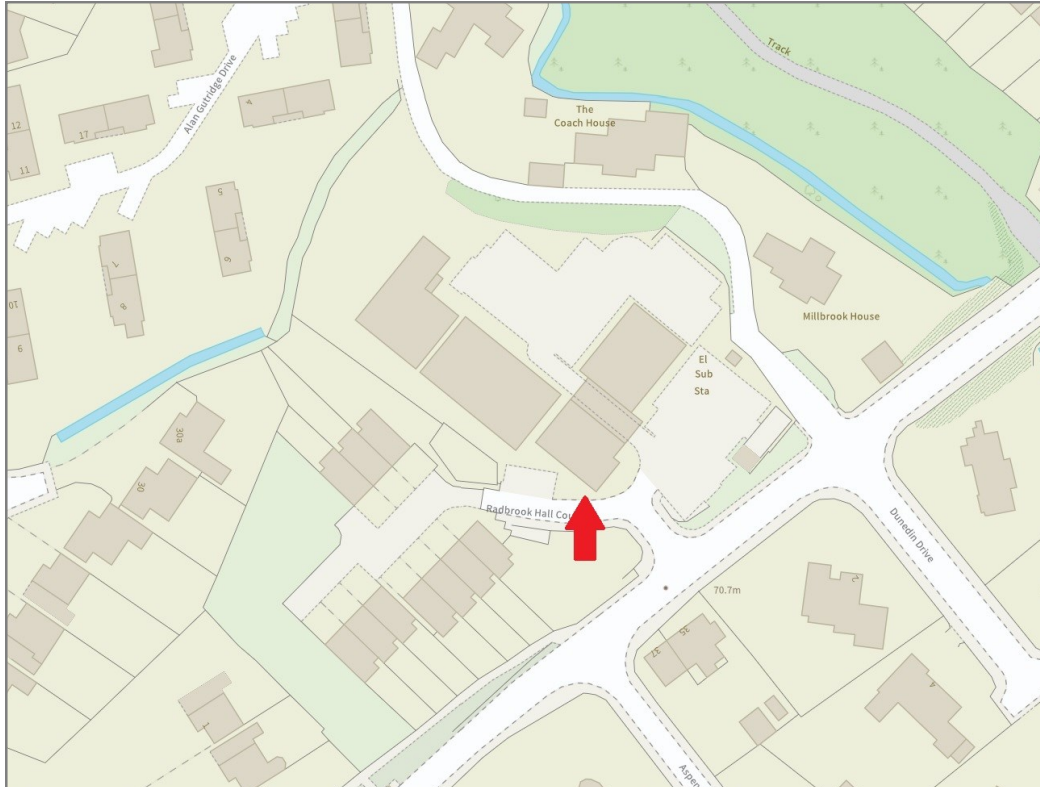
£140,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Lease length	<b>199 years from 2007 (182 years remaining)</b>
Ground Rent	<b>£250 PA</b>
Service Charge	<b>£1500 PA Approx.</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

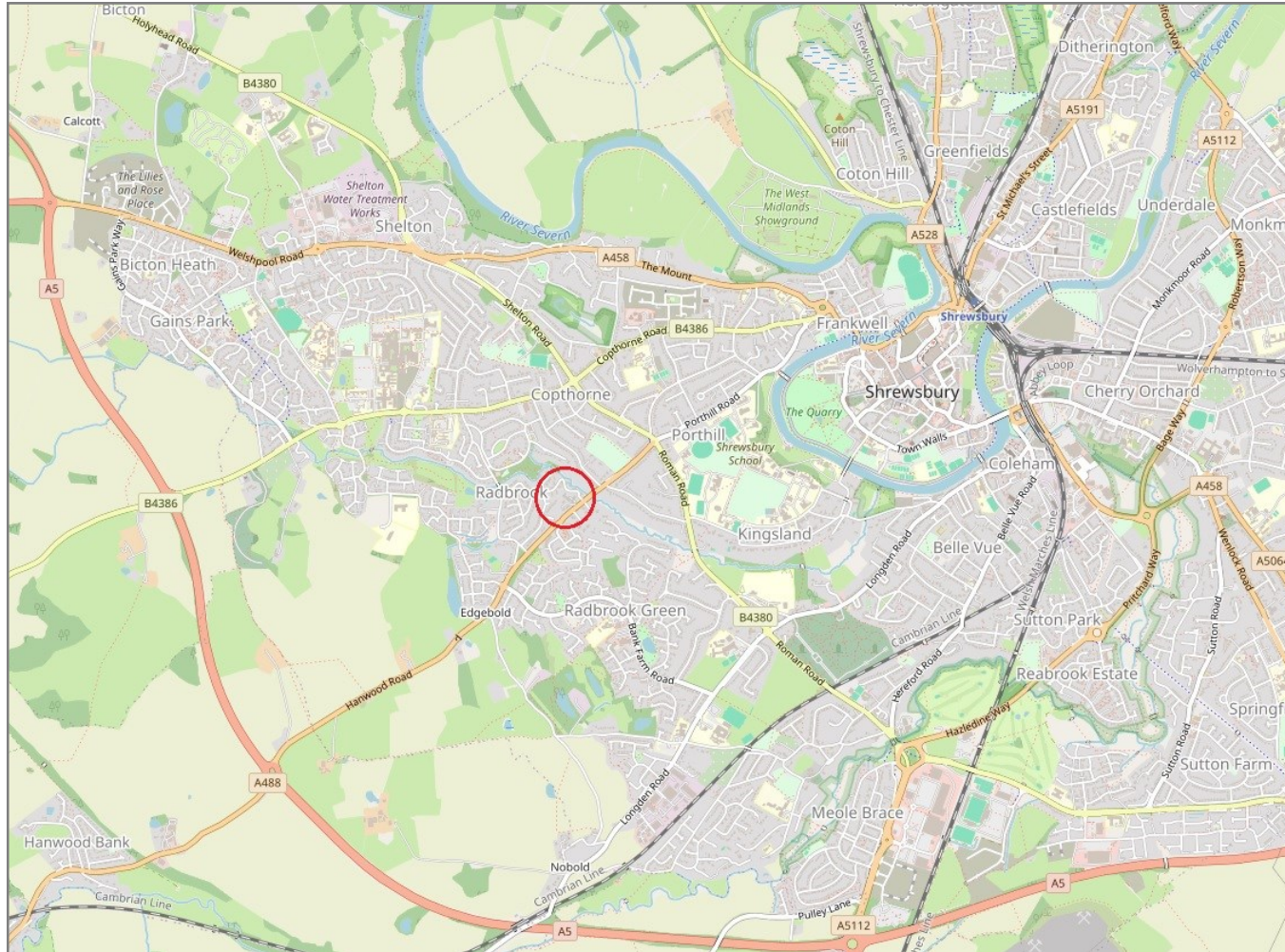


# 1 Rabrook Hall Court, Radbrook, Shrewsbury SY3 9AF

Coopergreenpooks.co.uk

£140,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.