

**COOPER
GREEN
POOKS**



4 Thomas Court, Shrewsbury, Shropshire, SY3 7EX

4 bedroom penthouse retirement apartment—£260,000 Leasehold

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sales@cgpooks.co.uk

Occupying an elevated position within a popular riverside development, this light and spacious penthouse apartment offers well-designed accommodation over two floors, benefitting from beautifully landscaped communal gardens adjoining the River Severn.

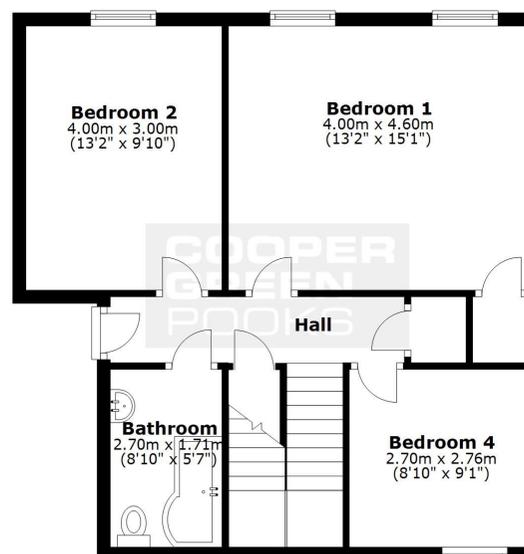
KEY FEATURES

- Entrance hall with plenty of useful storage
- Three bedrooms (two doubles and a single) and a separate family bathroom on the first floor
- Turning staircase to fantastic open plan living/dining room with windows to three elevations and views towards the town centre
- Kitchen with a range of fitted units and space for appliances
- Additional double bedroom on the second floor with velux window, which would also make an excellent study
- Double glazed sash windows and electric heating
- Private parking for residents as well as visitor spaces
- Beautifully landscaped communal gardens including a section of lawn with seating area which overlooks the River Severn and English Bridge
- On site house manager offering peace of mind and security for older/more vulnerable residents
- Minimum age requirement is currently set at 45 years

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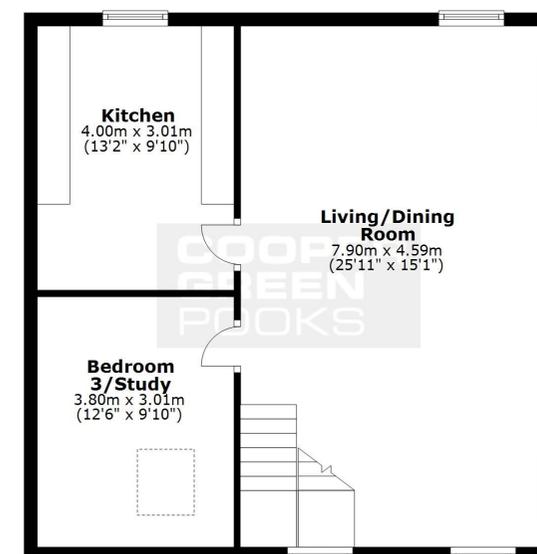
First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



Second Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 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.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF



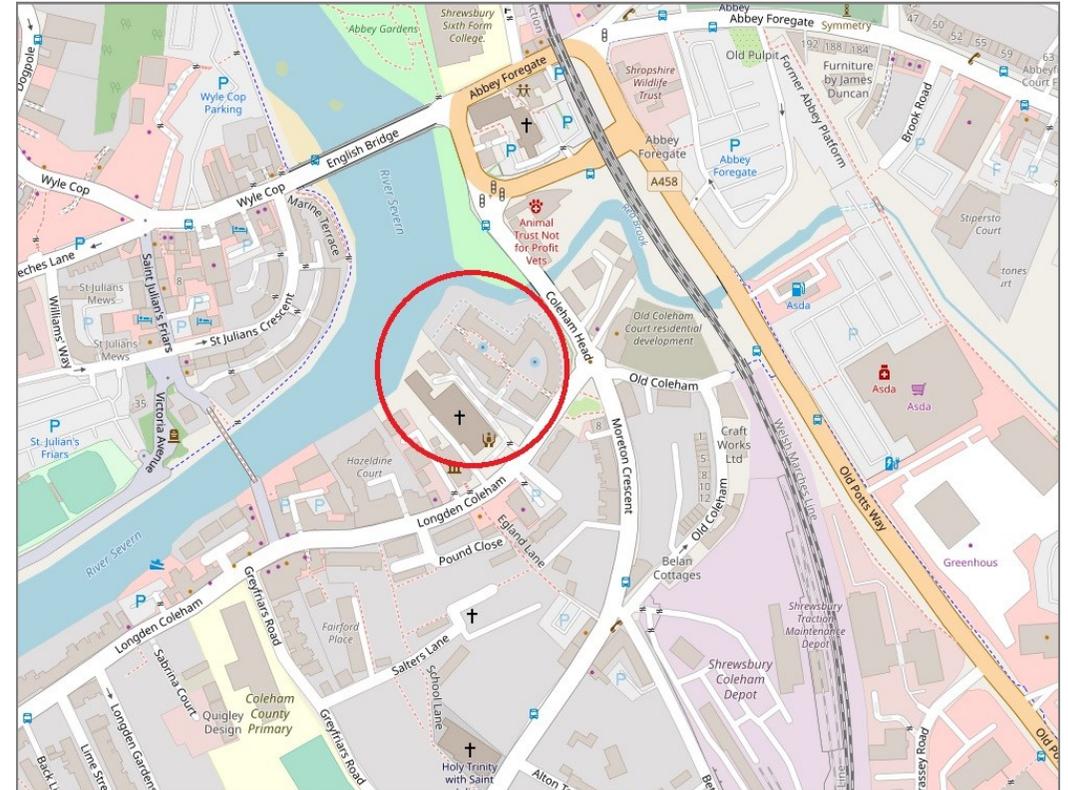






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| | |
|-----------------|---|
| Tenure | Leasehold |
| Local Authority | Shropshire Council |
| Council Tax | Band D |
| EPC Band | Band D |
| Services | All mains services are connected |

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



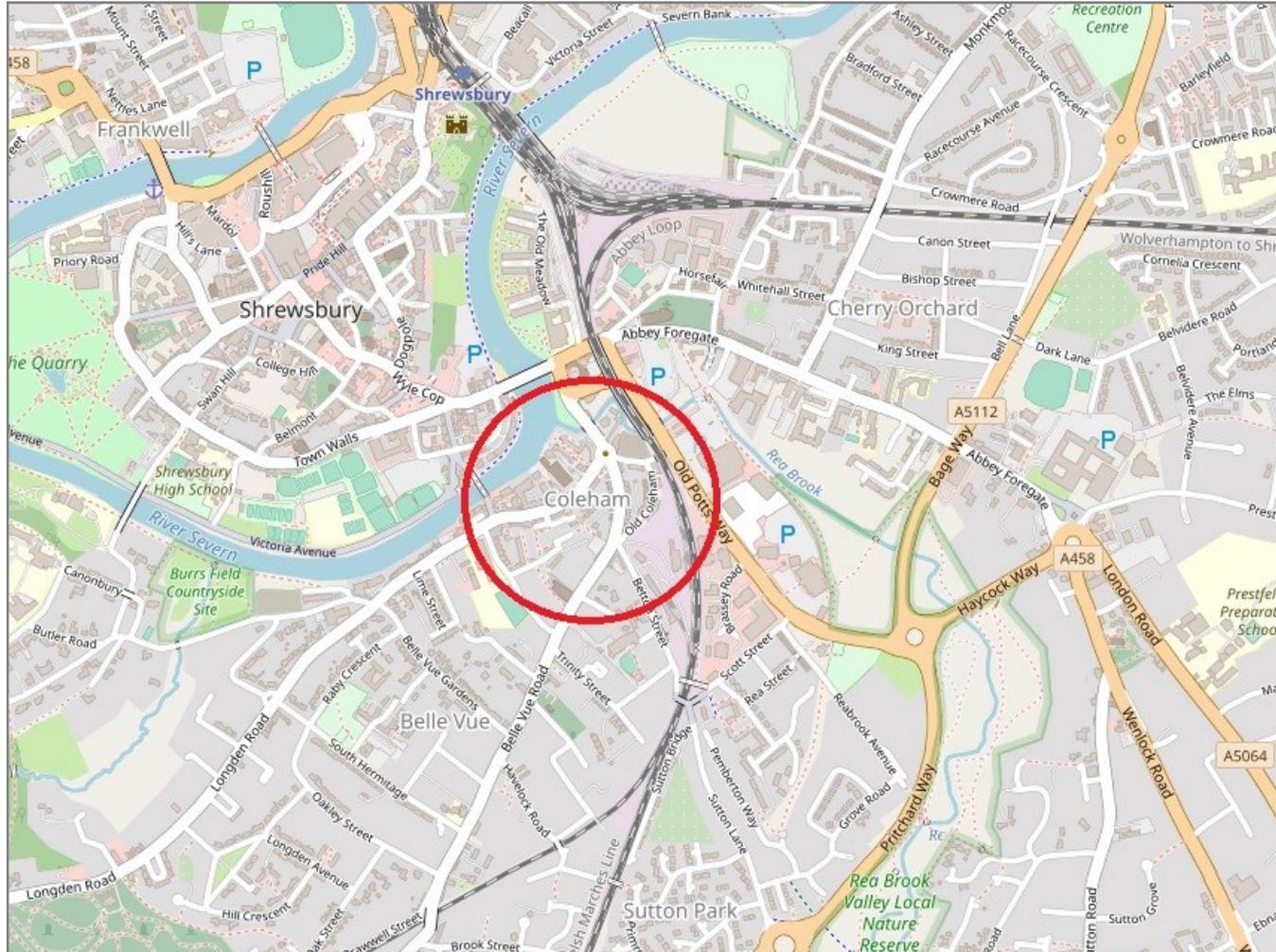
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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