



Apartment 2, Crescent House, Belmont, Shrewsbury, SY1 1TE

2 bedroom apartment—£280,000 Leasehold

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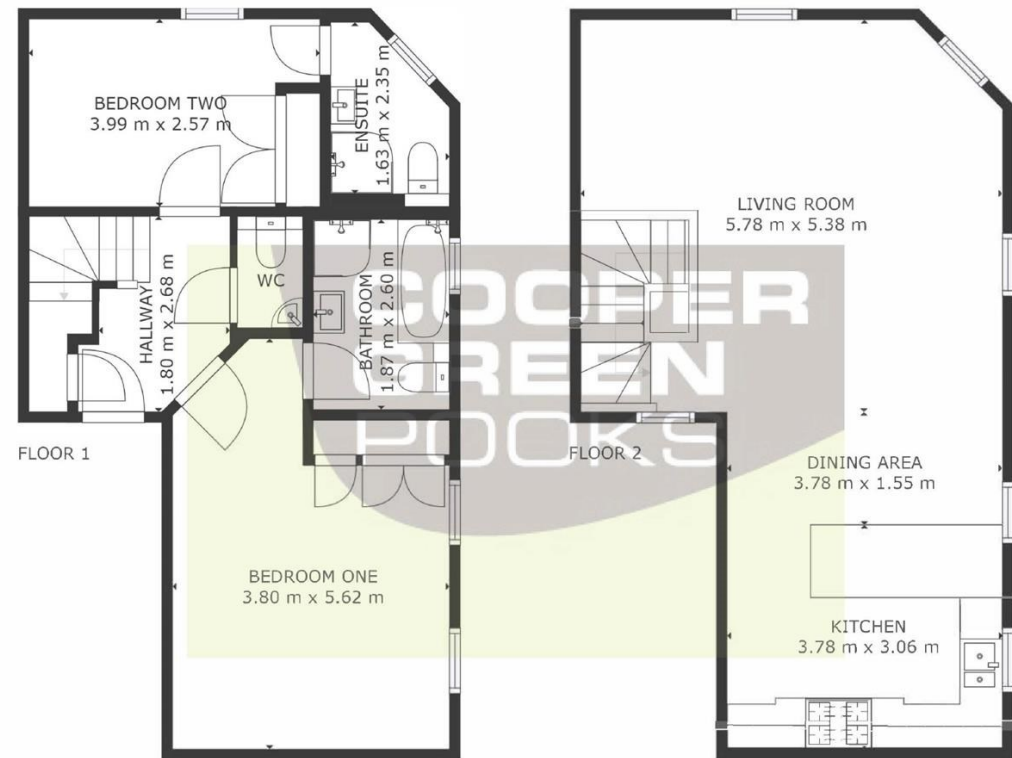
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Occupying a fantastic position within the heart of the town centre, this spacious duplex apartment offers practical and well-designed accommodation, while benefitting from a private gated parking space

KEY FEATURES

- Good sized entrance hall with useful under stairs storage and cloakroom
- Large master bedroom with built in wardrobes and en-suite bathroom with separate shower
- A further double bedroom on the ground floor, also having built in wardrobes and an en-suite shower room
- Fantastic open plan kitchen/living/dining room with windows to two elevations and views along Town Walls
- High quality German made fitted kitchen, complete with fully integrated appliances
- The living area includes a built in BOSE surround system and flat screen TV
- Double glazed windows and gas fired central heating
- Allocated parking space within a secure parking area access via Belmont – this space is under a lease agreement at a cost of £100 PA
- A superb location on one of the town's most sought-after streets, just a stone's throw from the beautiful Quarry Park, riverside walks, excellent schools, and all the main shopping areas
- Sold with no upward chain



GROSS INTERNAL AREA
FLOOR 1: 48 m², FLOOR 2: 47 m²
TOTAL: 95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



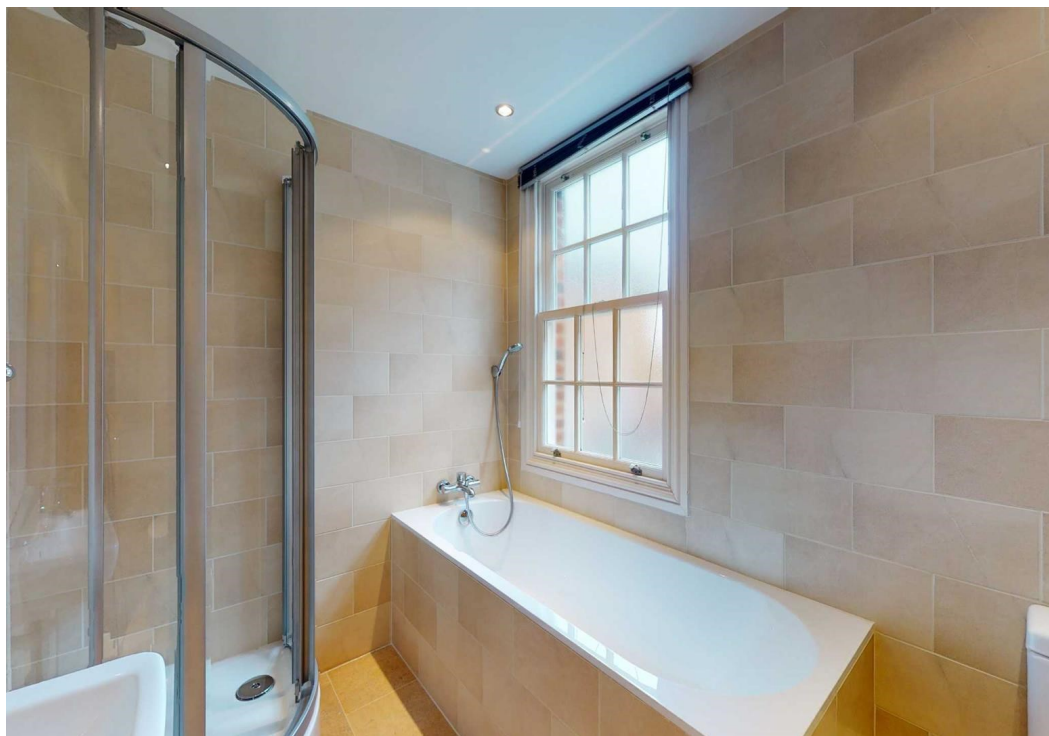


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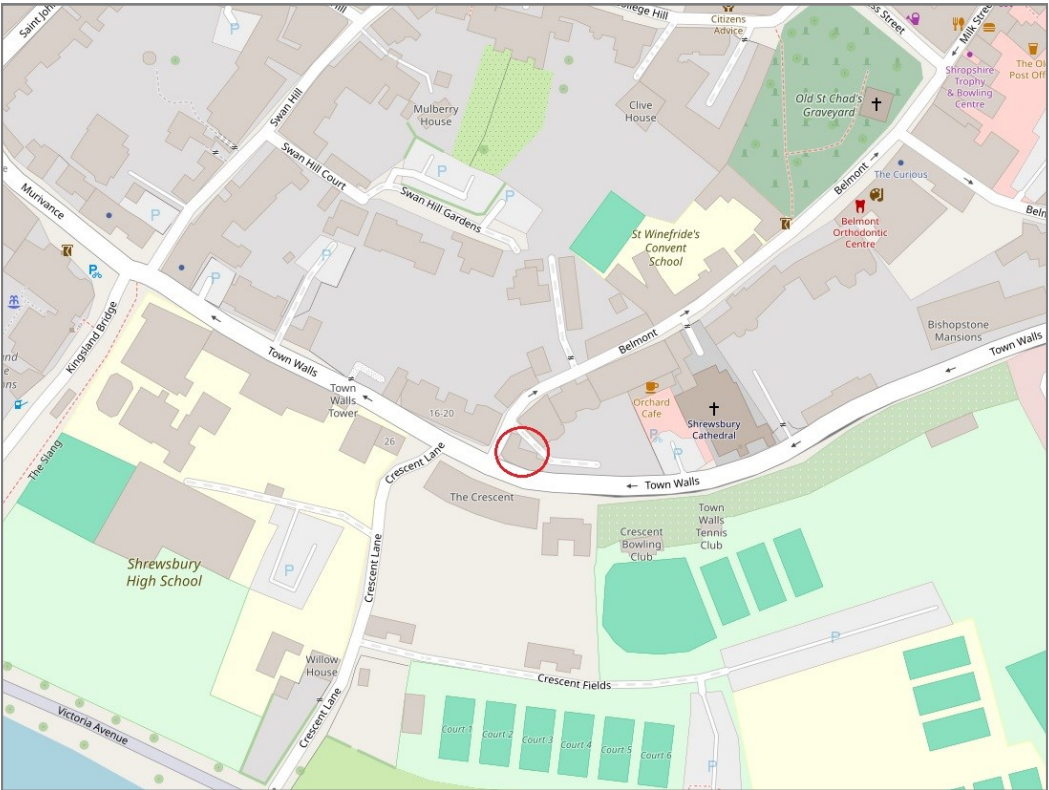
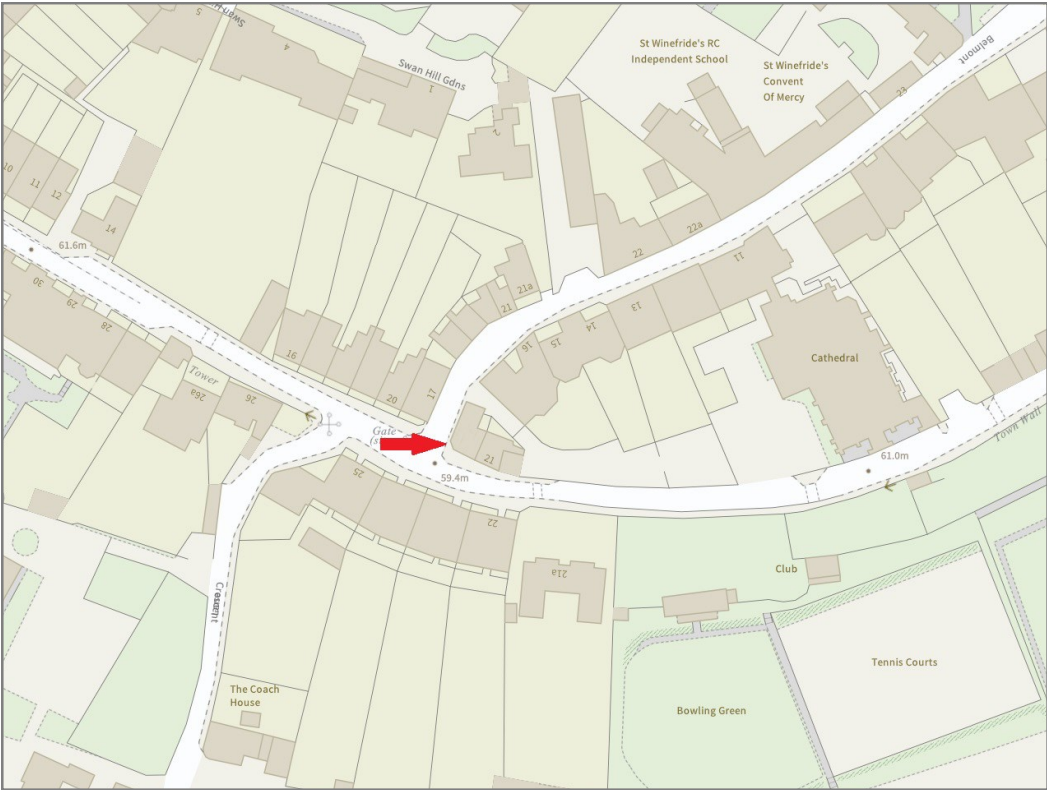
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Length of Lease	125 years from 2005
Service Charge	£2,564 PA
Ground Rent	£100 PA

Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

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