



Apartment 5, Kinnersley House, Pountney Gardens, Shrewsbury SY3 7LG

1 bedroom apartment—£170,000 Leasehold (Share of the Freehold)

Apartment, 5, Kinnersley House, Pountney Gardens, Shrewsbury SY3 7LG

Coopergreenpooks.co.uk

£170,000 Leasehold (Share of the Freehold)—1 bedroom apartment

sales@cgpooks.co.uk

A unique Grade II Listed, 1 bedroom apartment with fabulous roof top views of Belle Vue and surrounding areas, located on the top floor of this impressive Georgian building, situated in a fantastic location off a quiet and private road just a few minutes' walk from Coleham and Shrewsbury town centre.

KEY FEATURES

- Entrance hall and good sized living room with windows and views to 2 elevations
- Separate fitted kitchen/ breakfast room with integrated appliances.
- Double bedroom with views to side and rear and enclosed staircase to en suite Shower room
- Gas fired central heating. The property benefits from a new GCH boiler, installed in June 2024, with 5 year guarantee
- Grade II listed
- Private residents car park.
- Quiet and secluded setting off a leafy street in the highly sought after Belle Vue area of Shrewsbury, next to the town centre and Coleham which offers an excellent range of amenities, including café, pubs, takeaways, butchers, chemist, grocers and supermarket.
- This would be a great buy for a first time buyer, or for someone wanting a part time residence or buy to let.
- 999 year lease from 2005, service charge and ground rent £1,404 PA

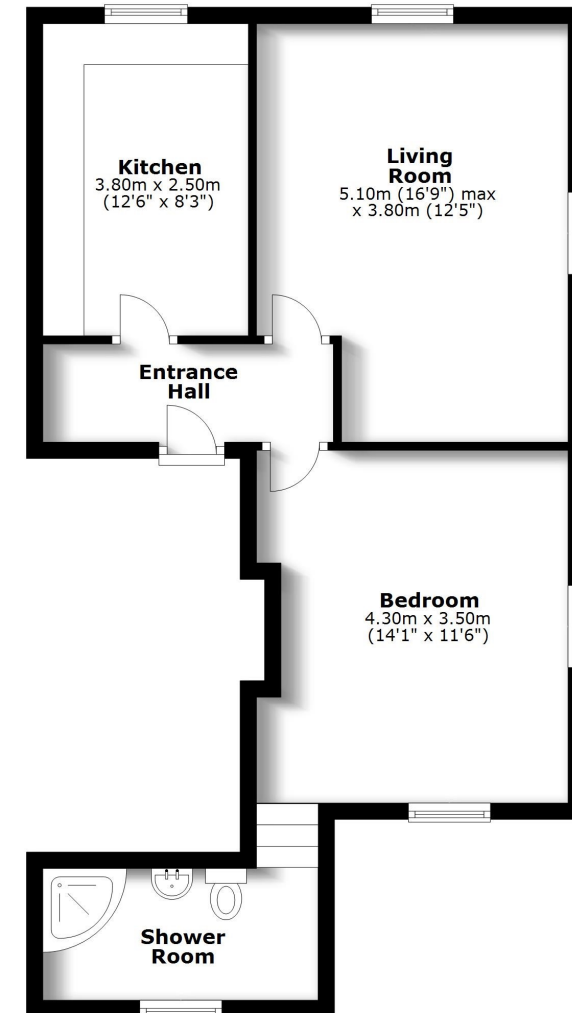
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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



Second Floor

Approx. 54.8 sq. metres (590.2 sq. feet)

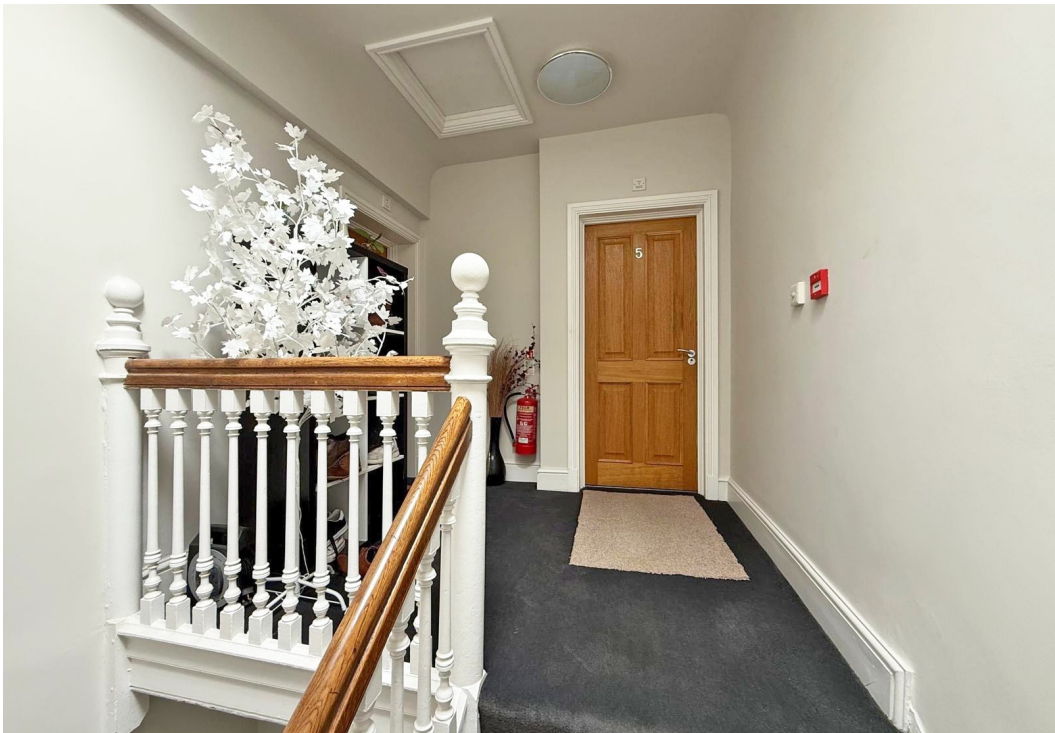


Total area: approx. 54.8 sq. metres (590.2 sq. feet)

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.





Apartment, 5, Kinnersley House, Pountney Gardens, Shrewsbury SY3 7LG

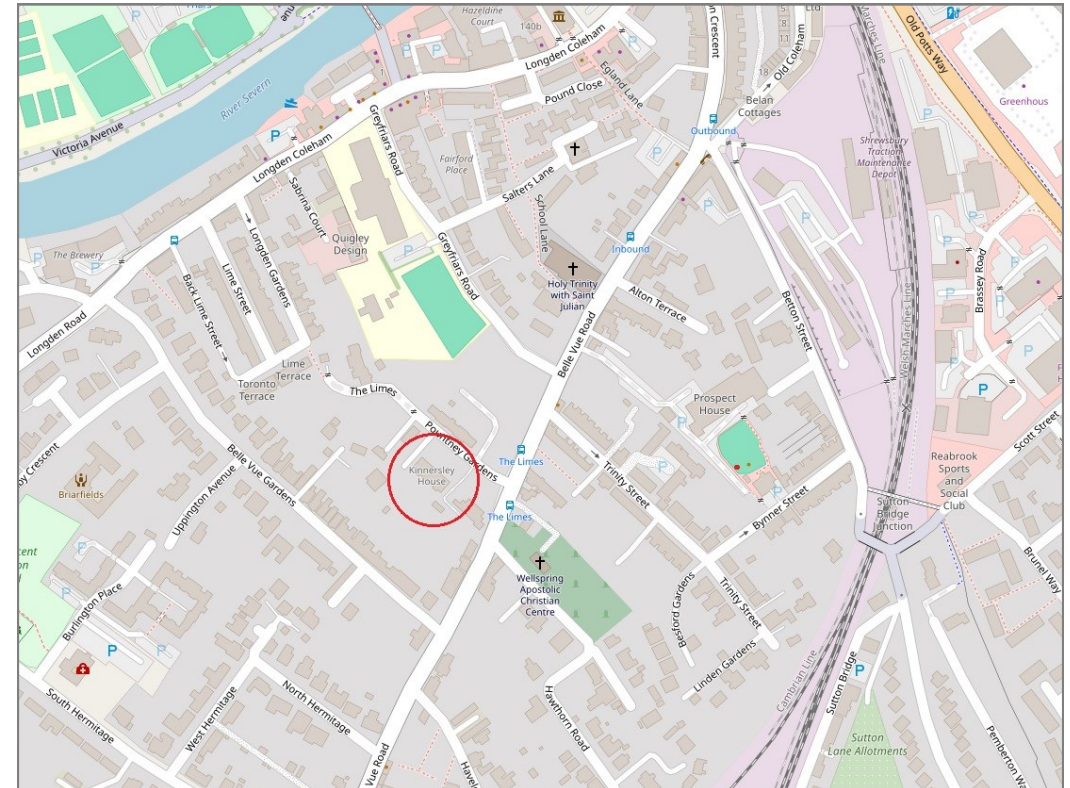
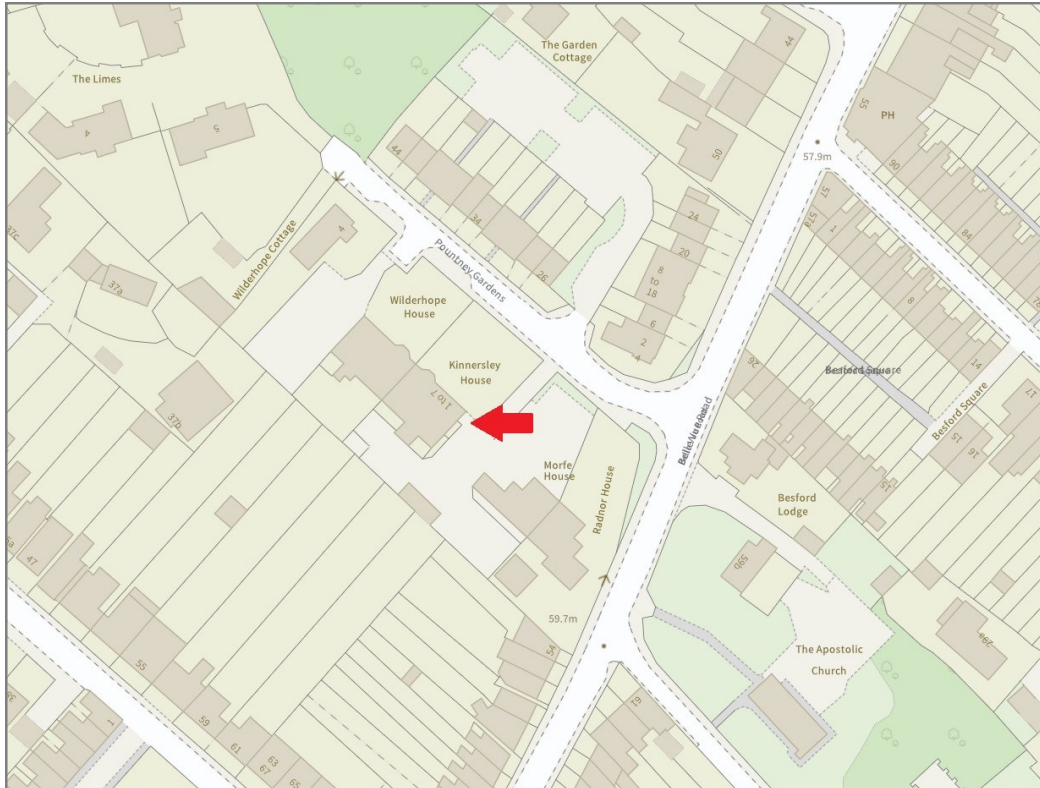
£170,000 Leasehold (Share of the Freehold)—1 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Leasehold (share of the Freehold)
Lease Length	999 years from 2005
Service Charge	£1,404 PA
Local Authority	Shropshire Council
Council Tax	Band B
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.

Apartment, 5, Kinnersley House, Pountney Gardens, Shrewsbury SY3 7LG

Coopergreenpooks.co.uk

£170,000 Leasehold (Share of the Freehold)—1 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.