



## **16 Sandringham Court, Shrewsbury, SY3 8LL**

2 bedroom second floor apartment—£325,000 Leasehold (Share of Freehold)



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying an elevated position within a sought after and established development, this well-proportioned two-bedroom apartment offers neatly presented accommodation, in need of some general modernisation, while benefitting from a lovely outlook over communal gardens, lift access to the second-floor, private garage and residents parking.

### KEY FEATURES

- Entrance vestibule opening to a good-sized hallway with useful storage
- Large open plan living/dining room with feature fireplace and beautiful views over the communal gardens
- Fitted kitchen, complete with integrated appliances and very practical pantry/store
- Two double bedrooms with built in wardrobes, and a separate shower room
- Double glazed windows and electric heating
- Lift access to landing (shared with 1 other property) and private inner entrance hall
- Privately owned garage with electric door, power and lighting, as well as additional residents and guest parking
- Set in superb landscaped grounds, with water features and multiple seating areas
- Private pathway leading directly to Porthill footbridge, the River Severn, Quarry Park and town centre
- Sold with no upward chain

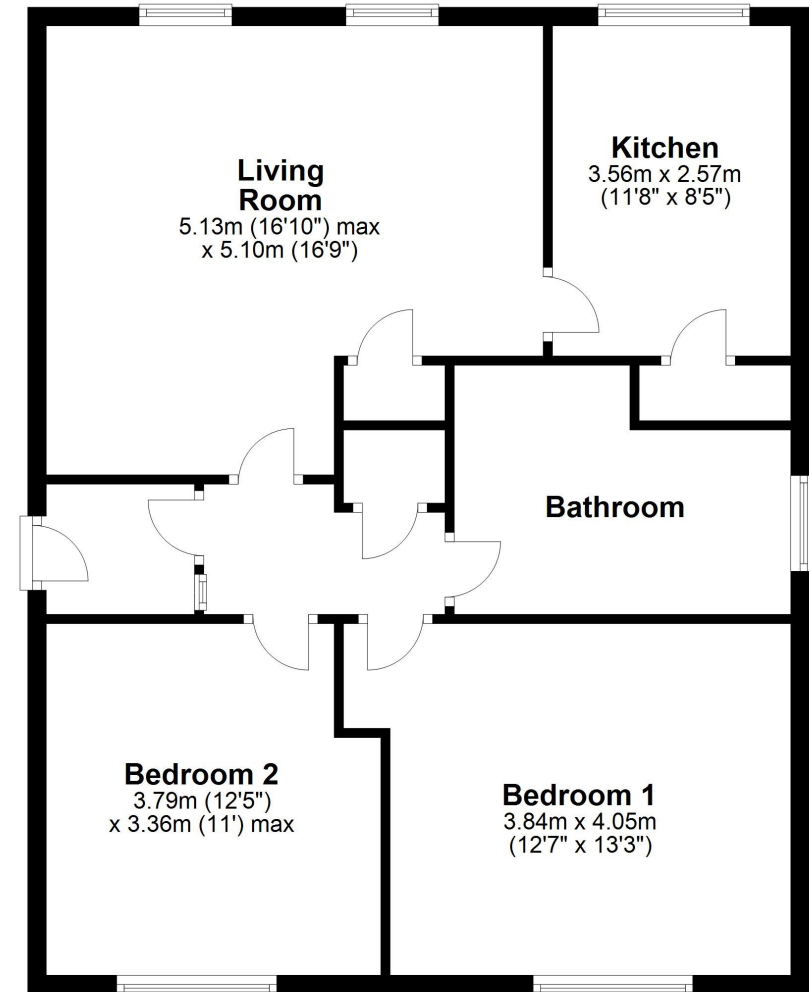
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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### Second Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)











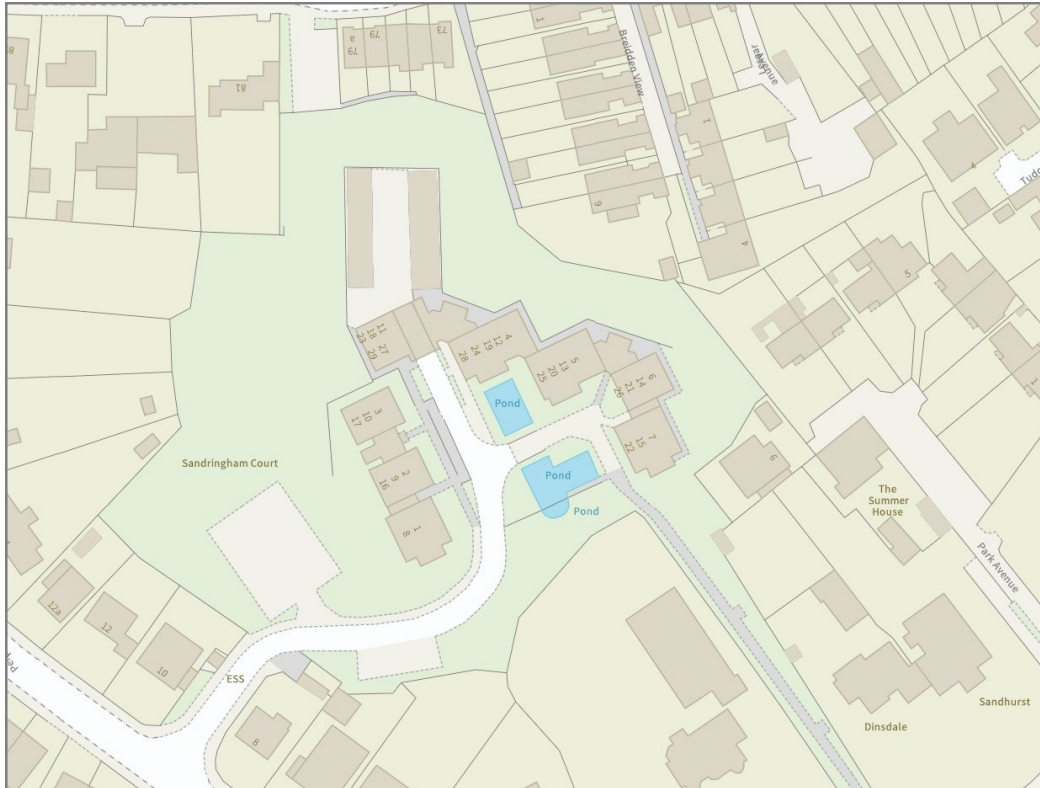




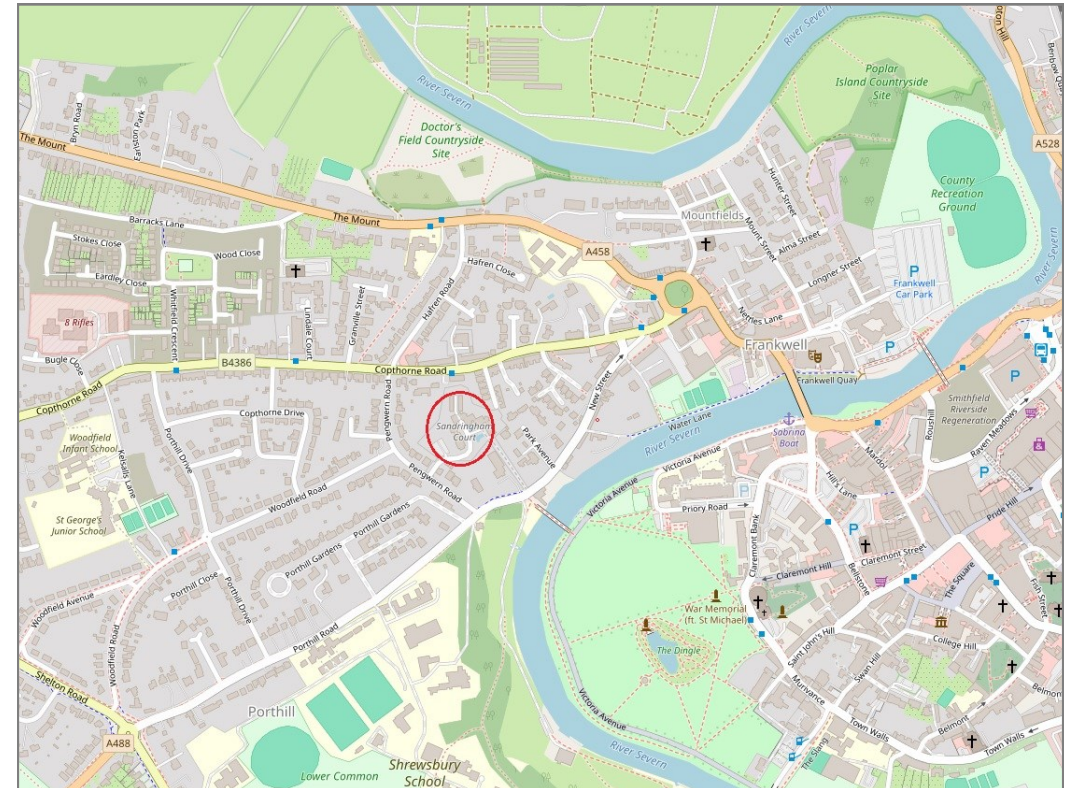
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold with a share of the Freehold</b>
Lease Length	<b>199 years from 1990</b>
Service Charge	<b>£3,637.96 PA</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>Mains services water, electricity and drainage are connected . Heating is electric</b>

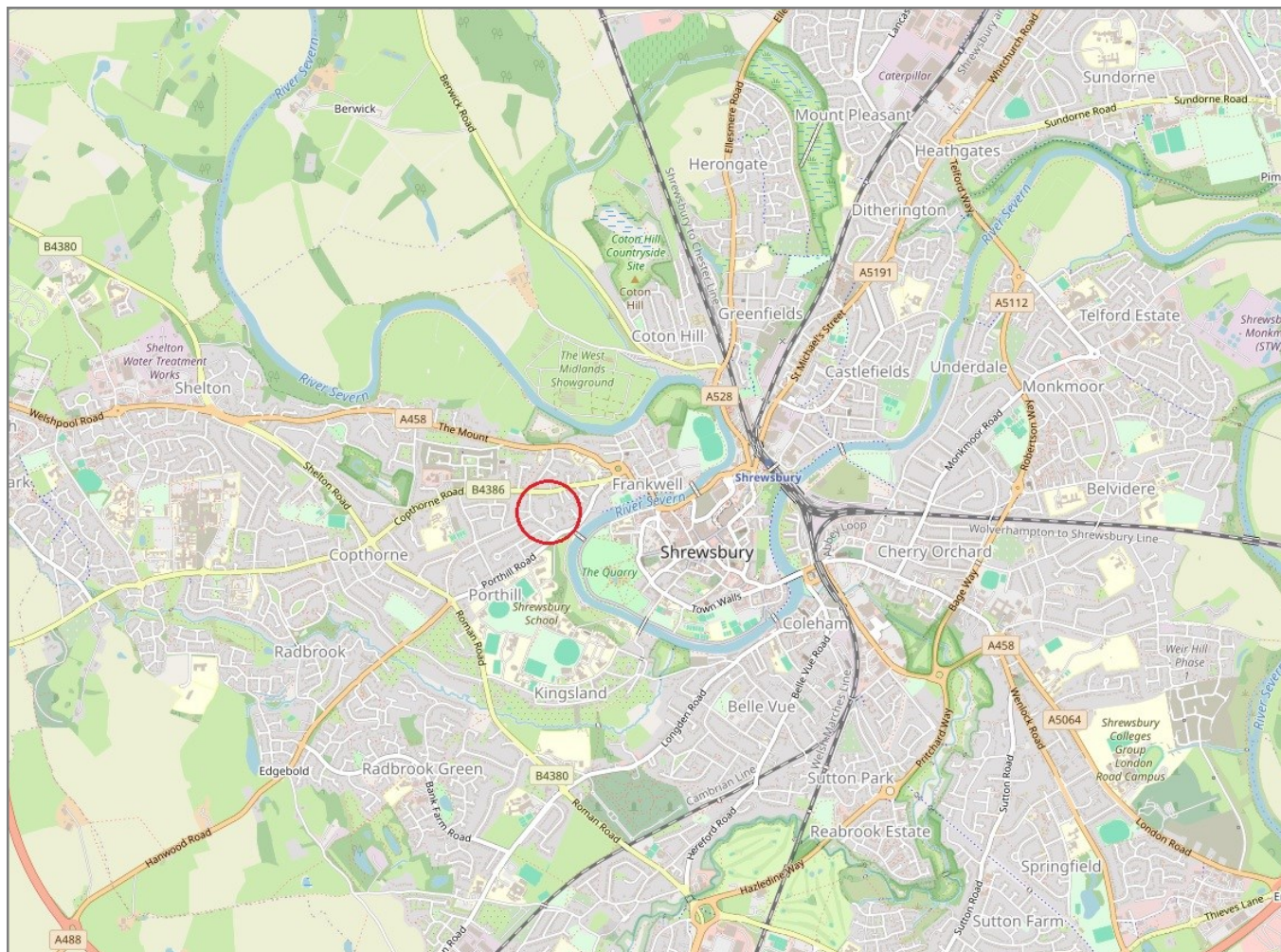


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