



**20 Simpson Square, St Michaels Street, Shrewsbury SY1 2EQ**

2 bedroom second floor apartment—£160,000 Leasehold

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Coopergreenpooks.co.uk

£160,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

Offering well-designed and practical accommodation, this neatly presented two-bedroom apartment occupies a lovely position within a popular development, just a short walk from the train station and town centre, while benefiting from private parking and attractive communal gardens.

### KEY FEATURES

- Neatly kept communal entrance and good sized private inner hallway
- Open plan living/dining room with windows to two elevations
- Separate fitted kitchen with integral oven and space for appliances
- Master bedroom with built in wardrobes
- A further bedroom and separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private allocated parking space
- Well-maintained communal gardens for resident's use
- A superb location, just a 5-minute walk from the train station and heart of the town centre
- Agents note: photographs used were taken prior to the current tenancy
- Sold with no upward chain

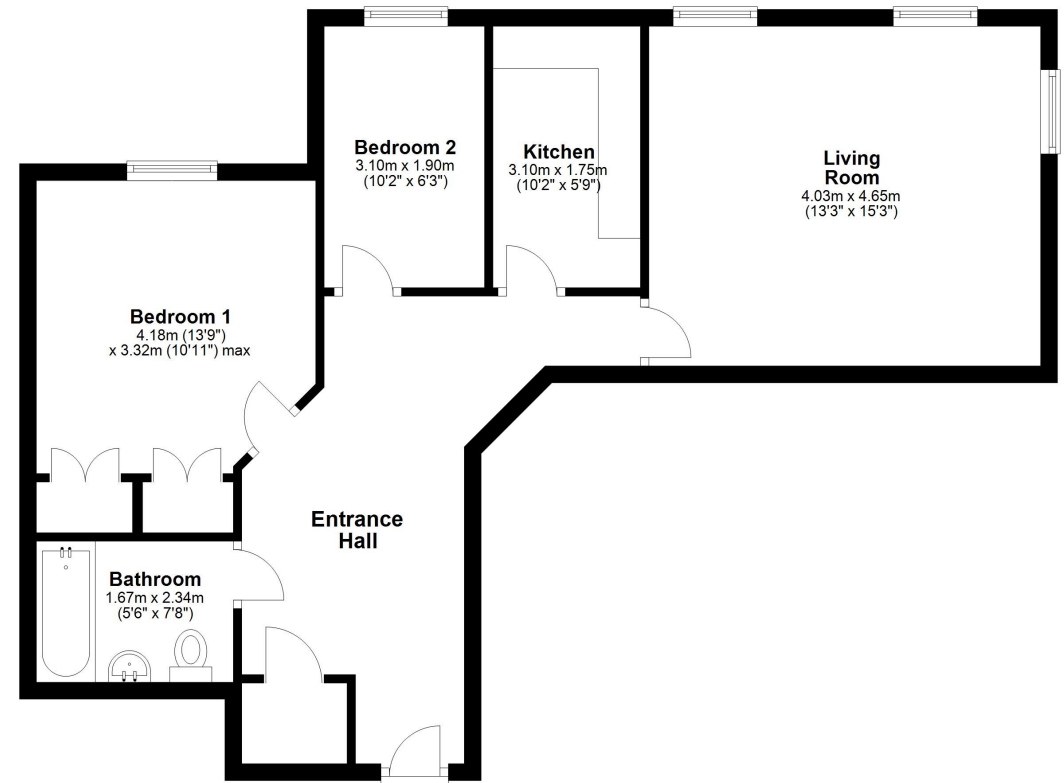
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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



### Second Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



Total area: approx. 63.9 sq. metres (687.3 sq. feet)





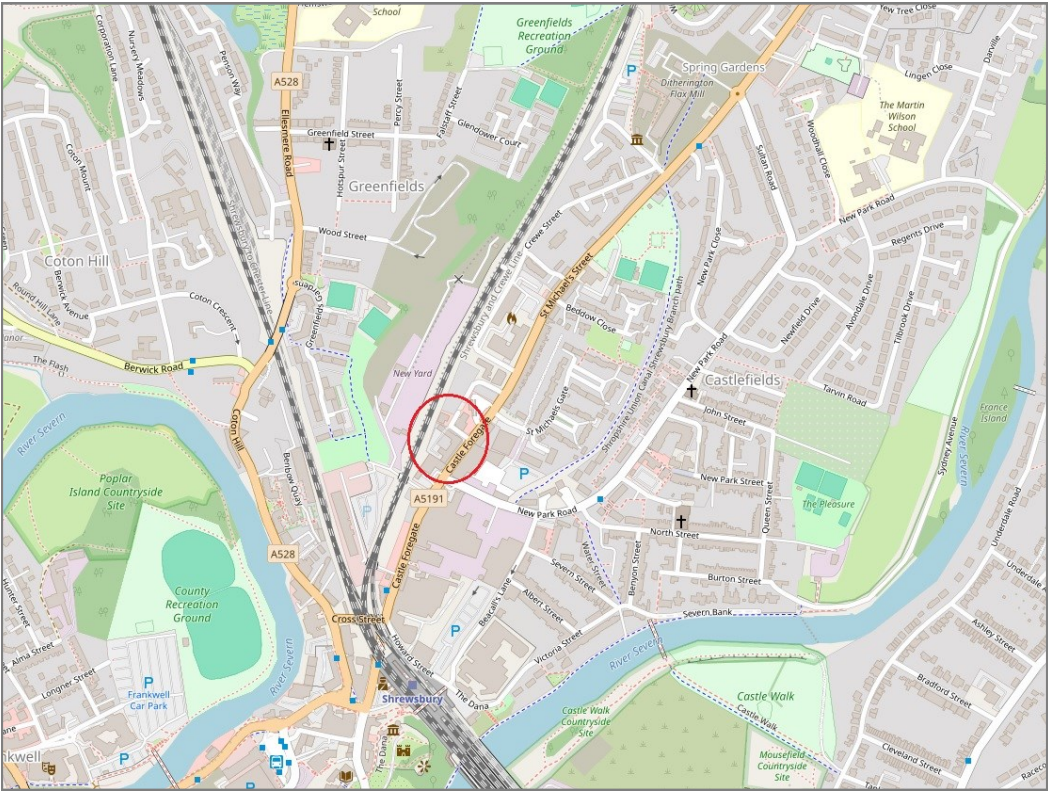






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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Lease Length	<b>106 years remaining</b>
Service Charge	<b>£1021.70 PA</b>
Ground Rent	<b>£250 PA</b>

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

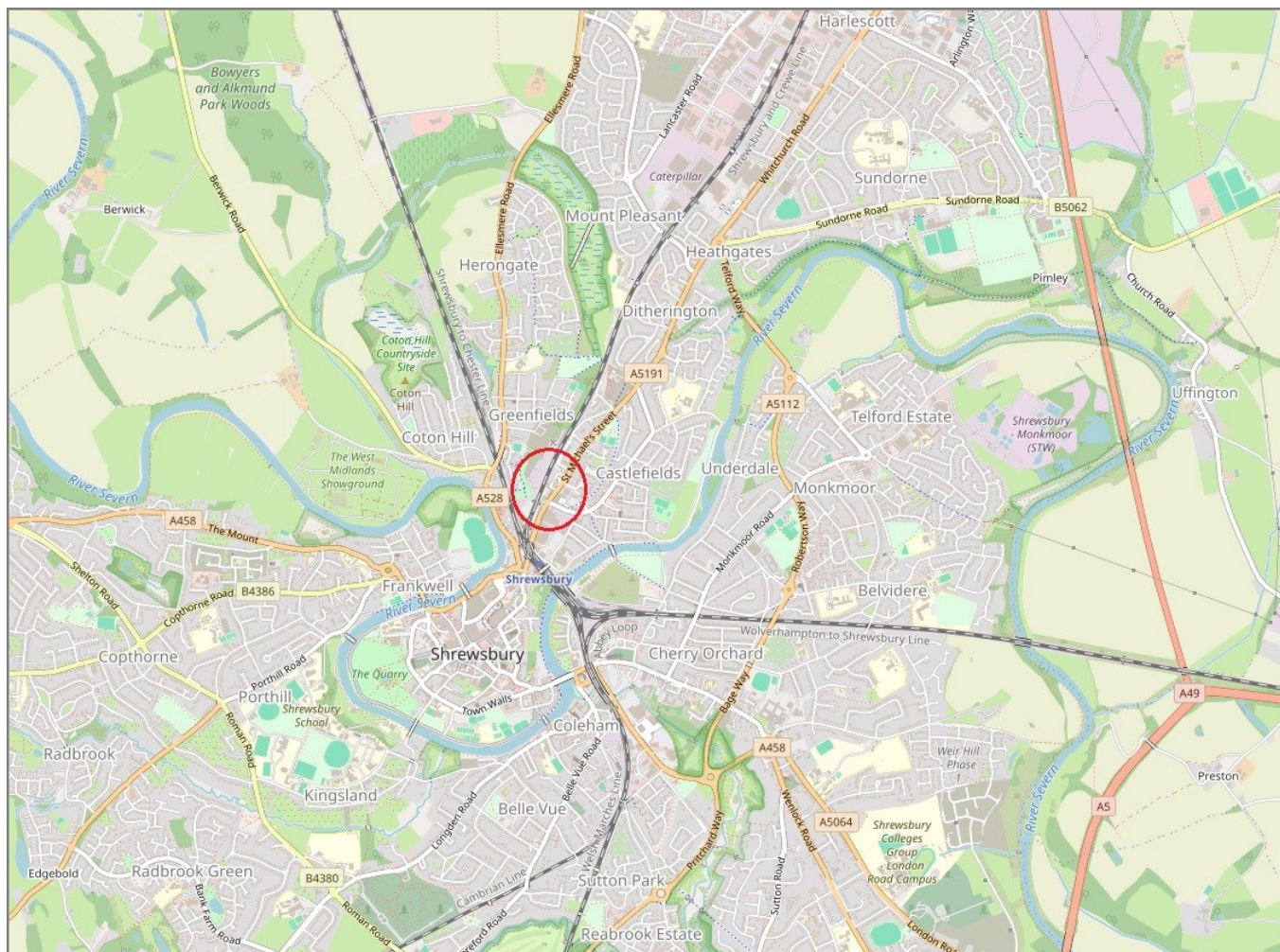


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