



**Apartment 22 Battlefield Court, Shrewsbury, SY1 4AR**

2 bedroom ground floor apartment—£154,000 Leasehold



## Apartment 22 Battlefield Court, Shrewsbury, SY1 4AR

Coopergreenpooks.co.uk

£154,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

Occupying a lovely quiet position, tucked away within a popular modern development, this very well presented ground floor apartment offers spacious and thoughtfully designed accommodation throughout, benefitting from a pleasant outlook, landscaped communal gardens and private parking.

### KEY FEATURES

- Neat communal entrance hall
- Good sized inner hallway with plenty of useful storage
- Large open plan living/dining room with window to front
- Separate fitted kitchen with integrated oven/hob and space for appliances
- Master bedroom with built in wardrobes and en-suite shower room
- A further double bedroom and separate re-fitted family shower room
- uPVC double glazed windows and gas fired central heating
- Private allocated parking and additional visitor spaces
- Landscaped communal gardens and play area for resident's use
- A quiet and convenient location, a short distance from an excellent range of amenities, road links via the bypass, and just a 10-minute drive from the town centre
- Ideal for first time buyers and investors
- Sold with no upward chain

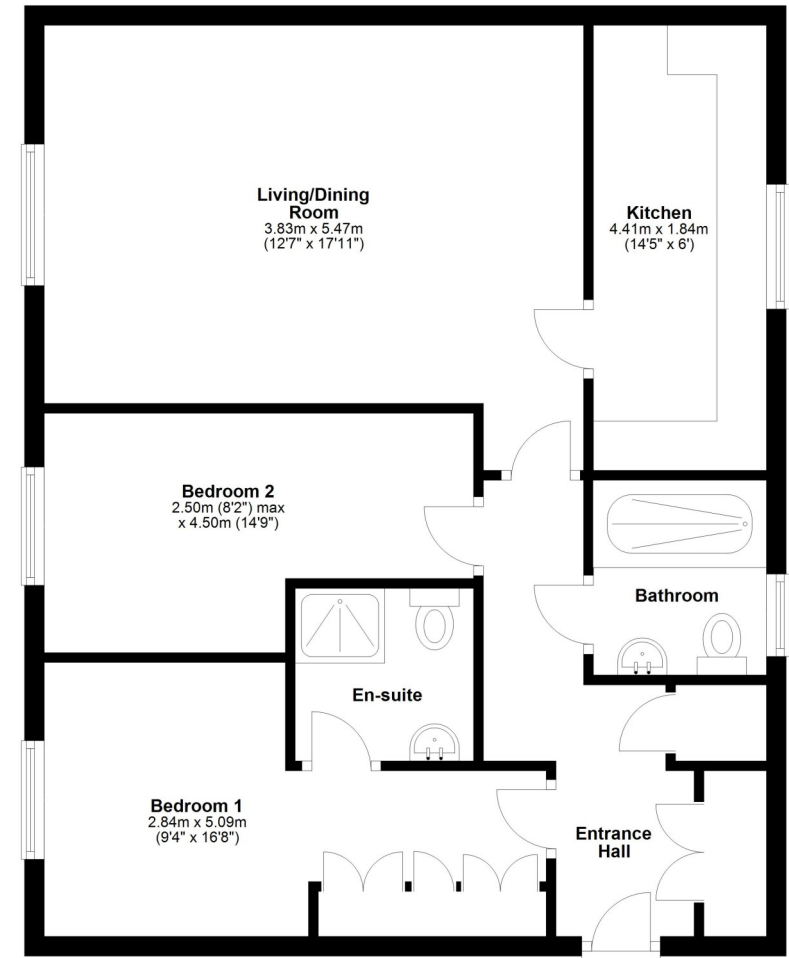
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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sales@cgpooks.co.uk



### Ground Floor

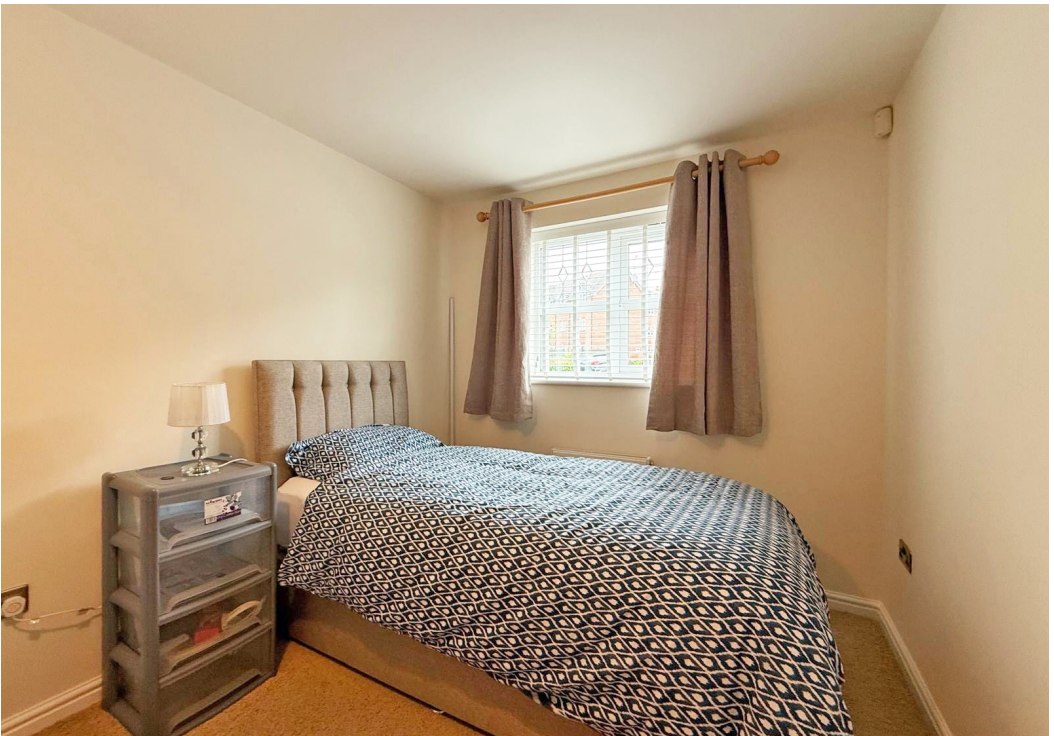
Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 sq. feet)













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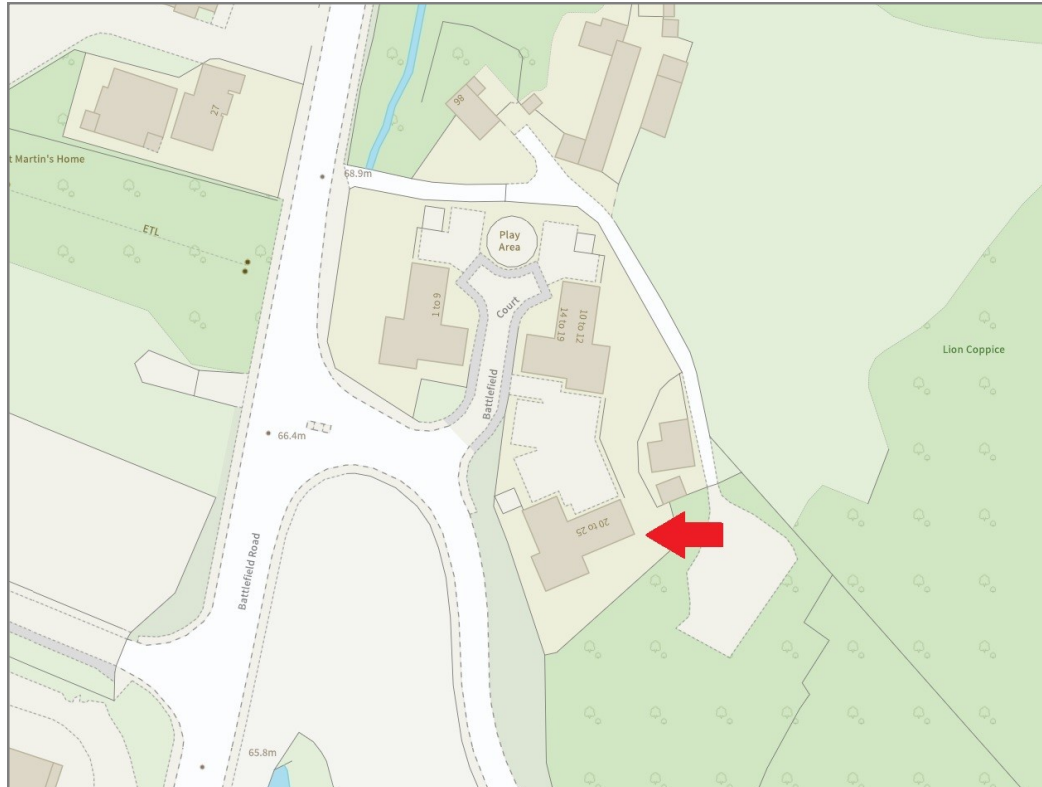
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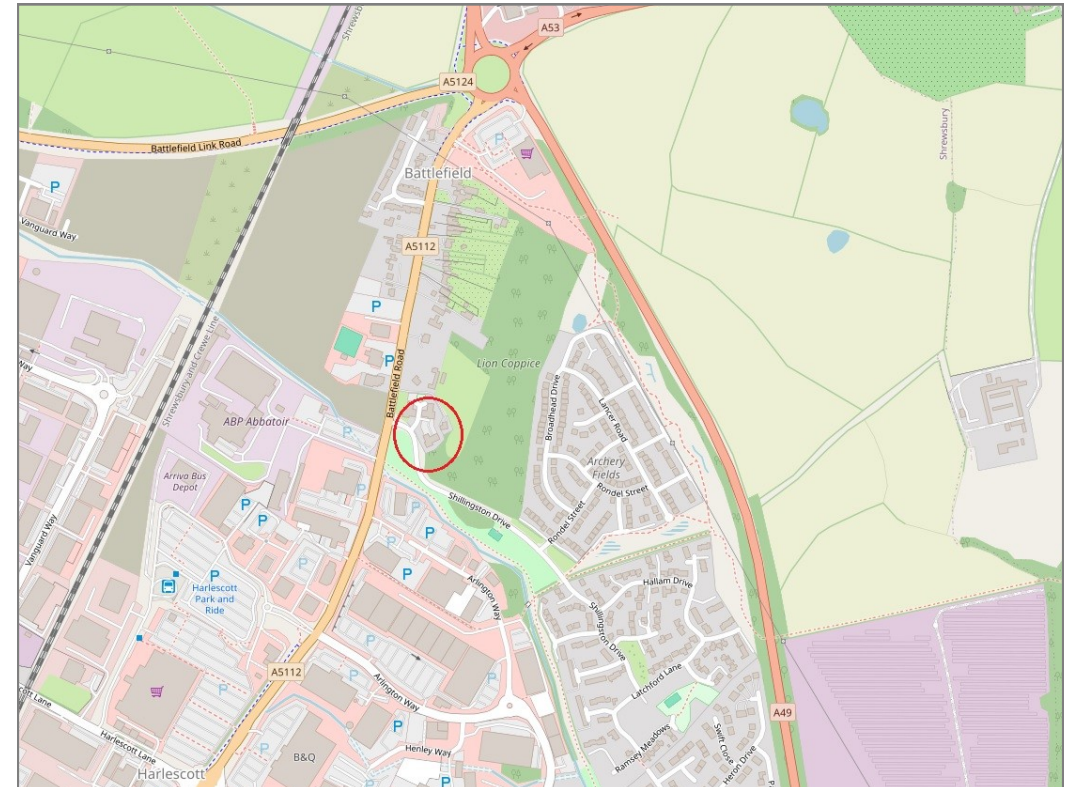
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**BOUNDARIES NOT CONFIRMED**



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

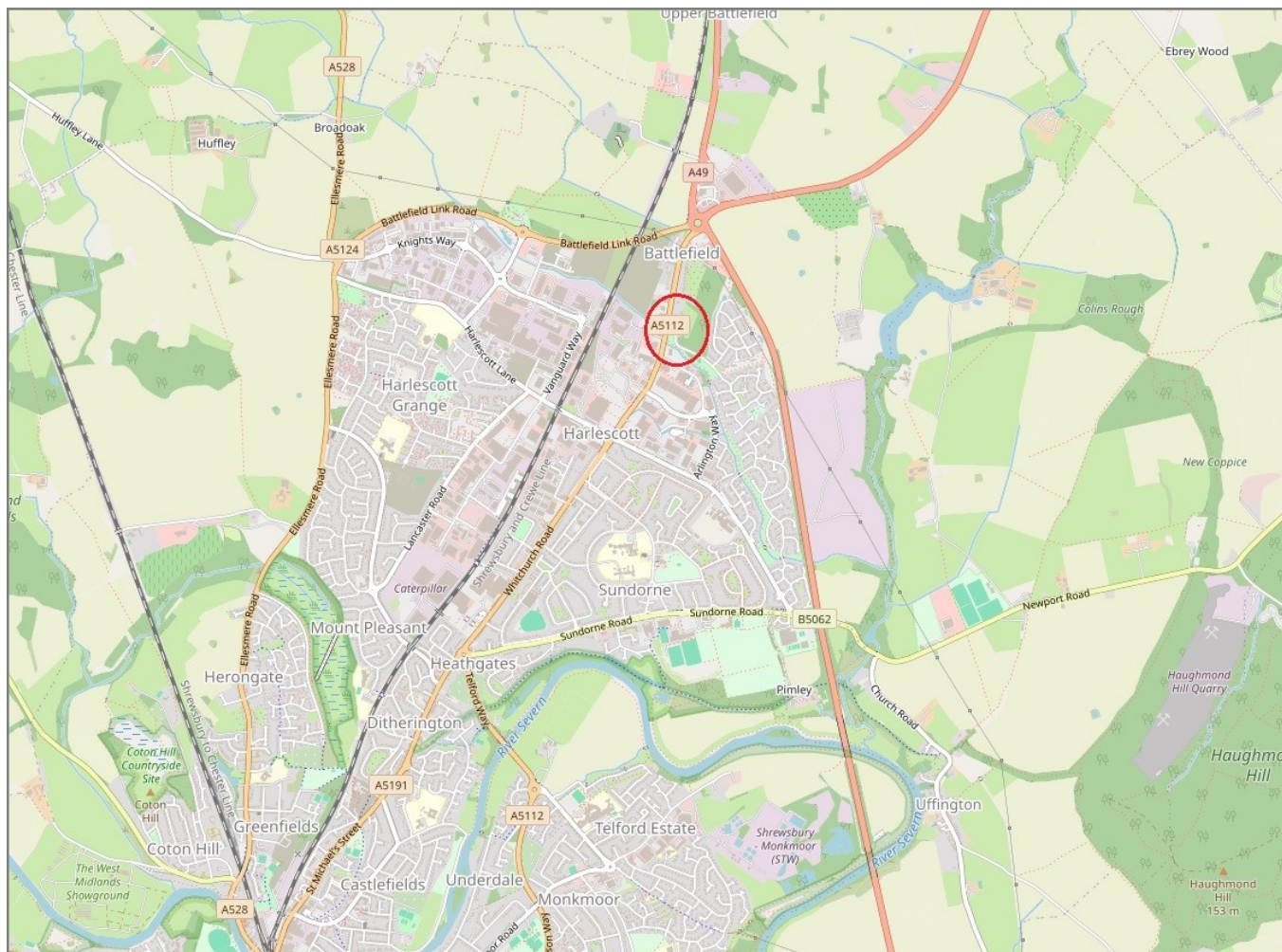
Tenure	<b>Leasehold</b>
Lease Length	<b>125 years from 2006 (106 years remaining)</b>
Ground Rent	<b>£100 PA</b>
Service Charge	<b>£1,200 PA</b>

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