



## **4 Chandlers Mansion, 33 Kennedy Road, Kingsland, Shrewsbury SY3 7AB**

2 bedroom apartment—£460,000 Leasehold (Share Of Freehold)



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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This impressive first floor apartment forms part of an exclusive and sought after development, that's located in a magnificent setting, within the prestigious Kingsland area of town.

### KEY FEATURES

- Communal entrance vestibule and hall with original feature staircase to the first-floor landing area.
- Well presented, light and spacious accommodation with double glazed windows and gas fired central heating.
- Private split level entrance hall with built in storage and entry phone system.
- Living room with feature stone fireplace and windows to 2 elevations.
- Good sized kitchen/breakfast room with tiled flooring, as well as an extensive range of fitted units and integrated appliances.
- From the kitchen there are steps leading to a separate dining room which has a wood effect tiled floor and windows to 2 elevations.
- 2 double bedrooms, both with built in storage and there is also access to useful eaves storage from the second bedroom.
- Modern bathroom with separate shower. The main bedroom also has a matching en suite shower room.
- 2 side by side designated parking spaces, next to the main entrance.
- Sizable communal gardens overlooking the adjoining Kingsland Valley, which is sole for the resident's use.
- Fantastic location on Shrewsbury's most desirable road, just a short walk from the town centre, beautiful parks and Shrewsbury school.
- Please note that photographs were taken prior to the current tenancy
- Vacant with no onward chain.



Total area: approx. 105.2 sq. metres (1132.7 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.













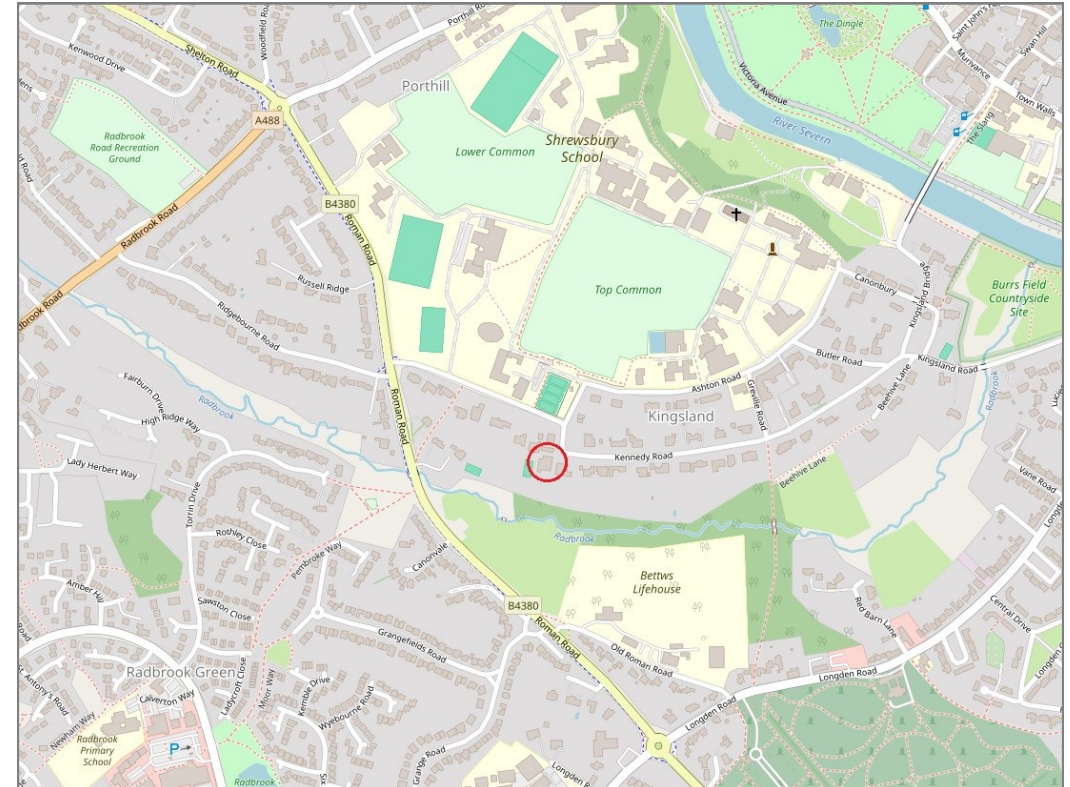
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**BOUNDARIES NOT CONFIRMED**



<b>Tenure</b>	Leasehold (share of Freehold with Residents Association)
<b>Lease Length</b>	199 years from 2014
<b>Service Charge</b>	£2,400 per annum
<b>Restrictions</b>	No AirBnB restriction, Consent required for pets

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

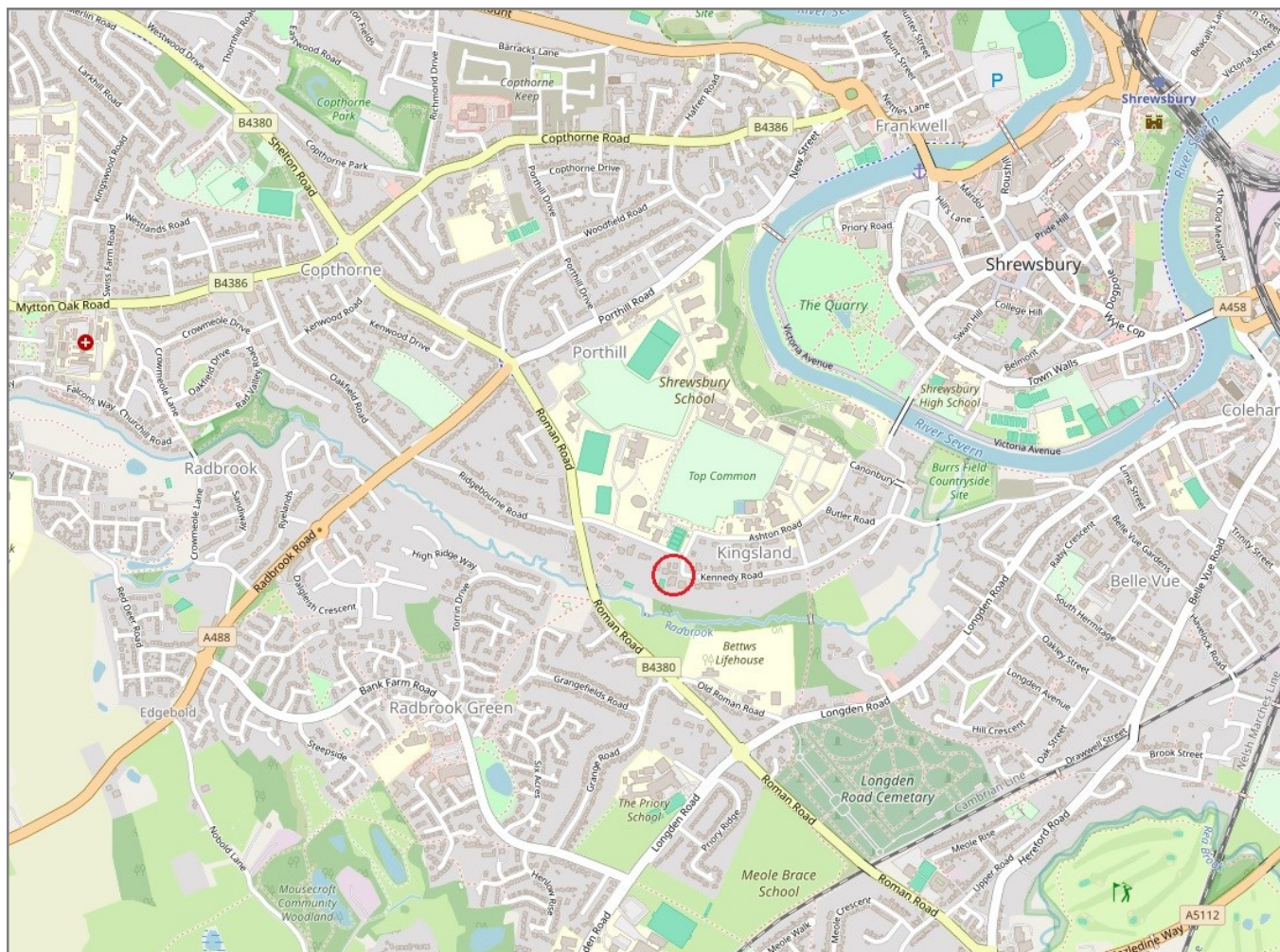


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