



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

2 bedroom duplex apartment—£187,000 Leasehold



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£187,000 Leasehold—2 bedroom duplex apartment

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

This thoughtfully designed duplex apartment offers well-proportioned accommodation over three floors, with a fantastic open plan second floor, while being situated within a popular development just a short walk from the town centre, and benefitting from private allocated parking.

### KEY FEATURES

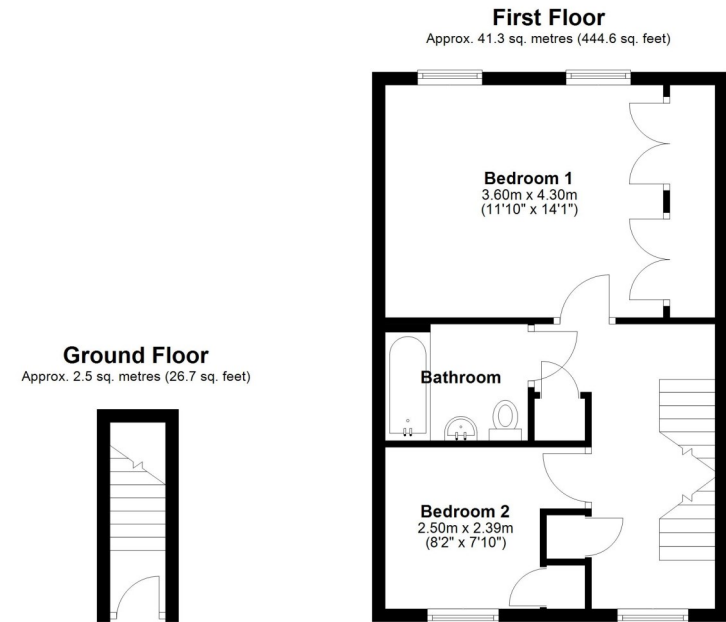
- Private entrance hall with staircase to a light and spacious first floor landing
- Large master bedroom, complete with built in wardrobes
- A further bedroom, also having built in storage, and a well-appointed family bathroom
- Impressive open plan kitchen/living/dining room on the second floor, with fitted storage and windows to two elevations allowing plenty of natural light and a pleasant outlook over the communal gardens
- The kitchen comprises a range of fitted units, space for appliances and island unit/breakfast bar
- uPVC double glazed windows and gas fired central heating
- Private allocated parking space, which is under cover, and landscaped communal gardens for residents use
- A superb location, just a stone's throw from the town centre and railway station
- Sold with no upward chain

Cooper Green Pooks  
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Total area: approx. 102.6 sq. metres (1104.3 sq. feet)













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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease Length	125 years from 2004
Service Charge	£910 PA
Ground Rent	£250 PA

Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	All mains services connected

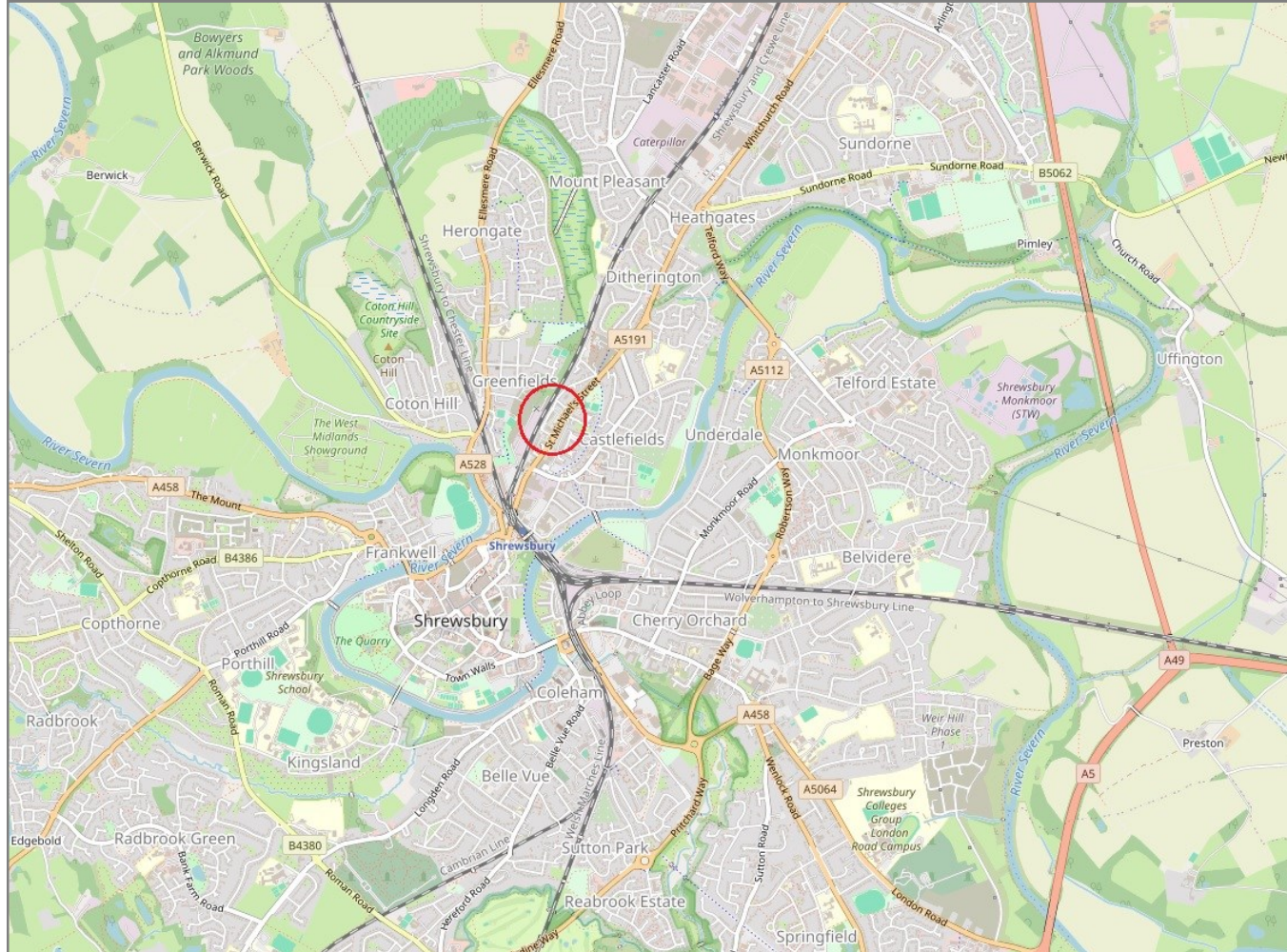


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