



7 Cornmill Square, St Michaels Gate, Shrewsbury SY1 2LQ

2 bedroom ground floor apartment—£195,000 Leasehold (Share of Freehold)

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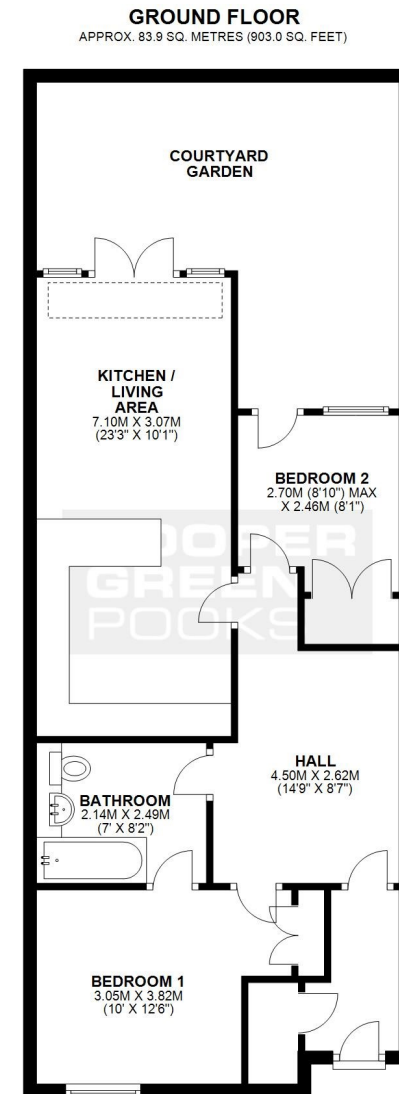
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sales@cgpooks.co.uk

This ground floor apartment is situated within in a very attractive Georgian-style development, just a stone's throw from the train station and town centre, with a private south facing courtyard and parking space, as well as access to a lovely gated communal garden.

KEY FEATURES

- Private covered entrance area to an inner hallway with walk-in store
- Good sized reception hall/dining room which could also be used as an additional reception room
- Open plan kitchen/living room with glazed roof light, double doors and side screens to the rear courtyard
- A range of well fitted units to the kitchen, complete with integral fridge/freezer and oven, as well as a breakfast bar
- Two bedrooms, both of which have built in double wardrobes and bedroom two also has a glazed door to the courtyard
- A well appointed family bathroom with shower and additional door connecting to bedroom one
- Double glazed windows and gas fired central heating via a modern combi boiler
- Private south facing courtyard garden, paved for easy maintenance
- Parking space and gated access to a lovely secluded communal garden, which is just for residents use
- Quiet and well-designed development just a few minutes' walk from the railway station and town centre
- Sold vacant with no upward chain



TOTAL AREA: APPROX. 83.9 SQ. METRES (903.0 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.







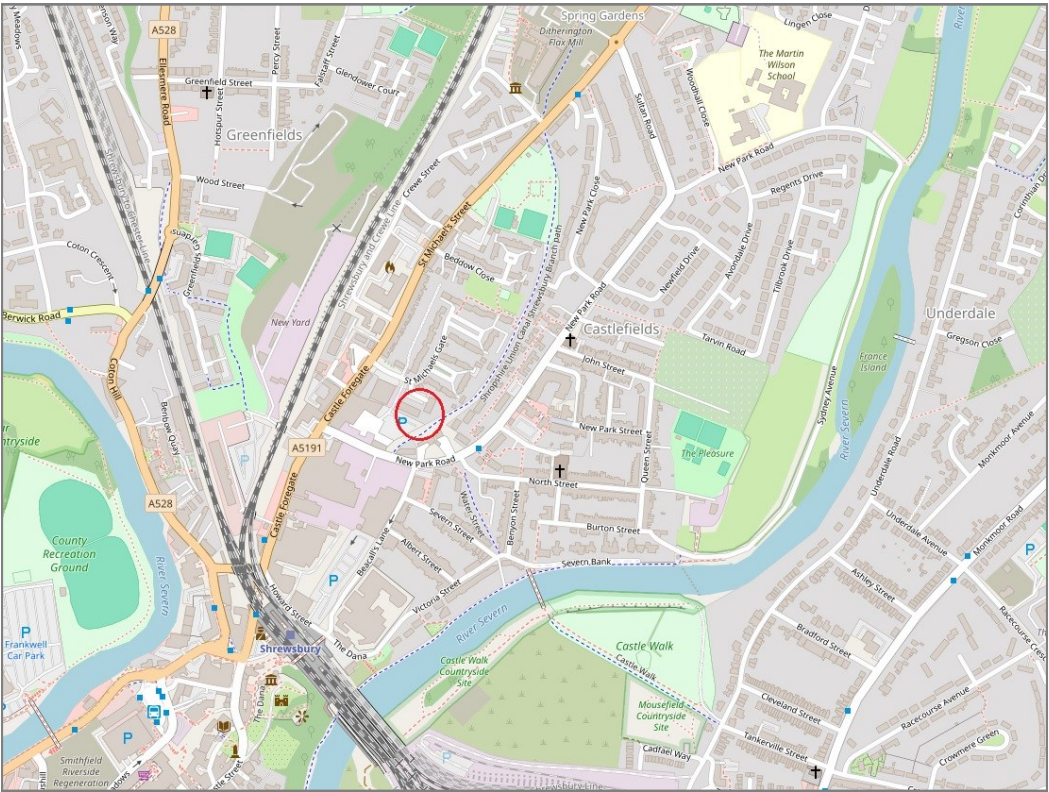
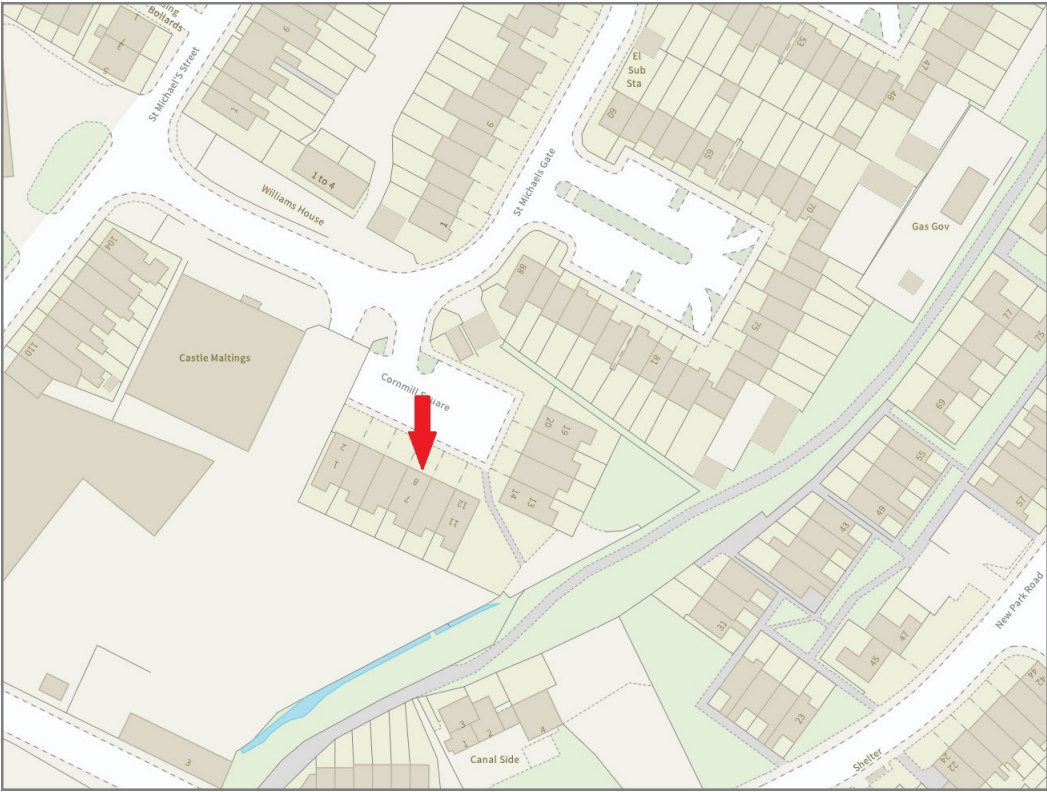
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold (Share of Freehold)
Lease Length	199 years from 2002
Service Charge	£843.58 PA
Ground Rent	£100 PA

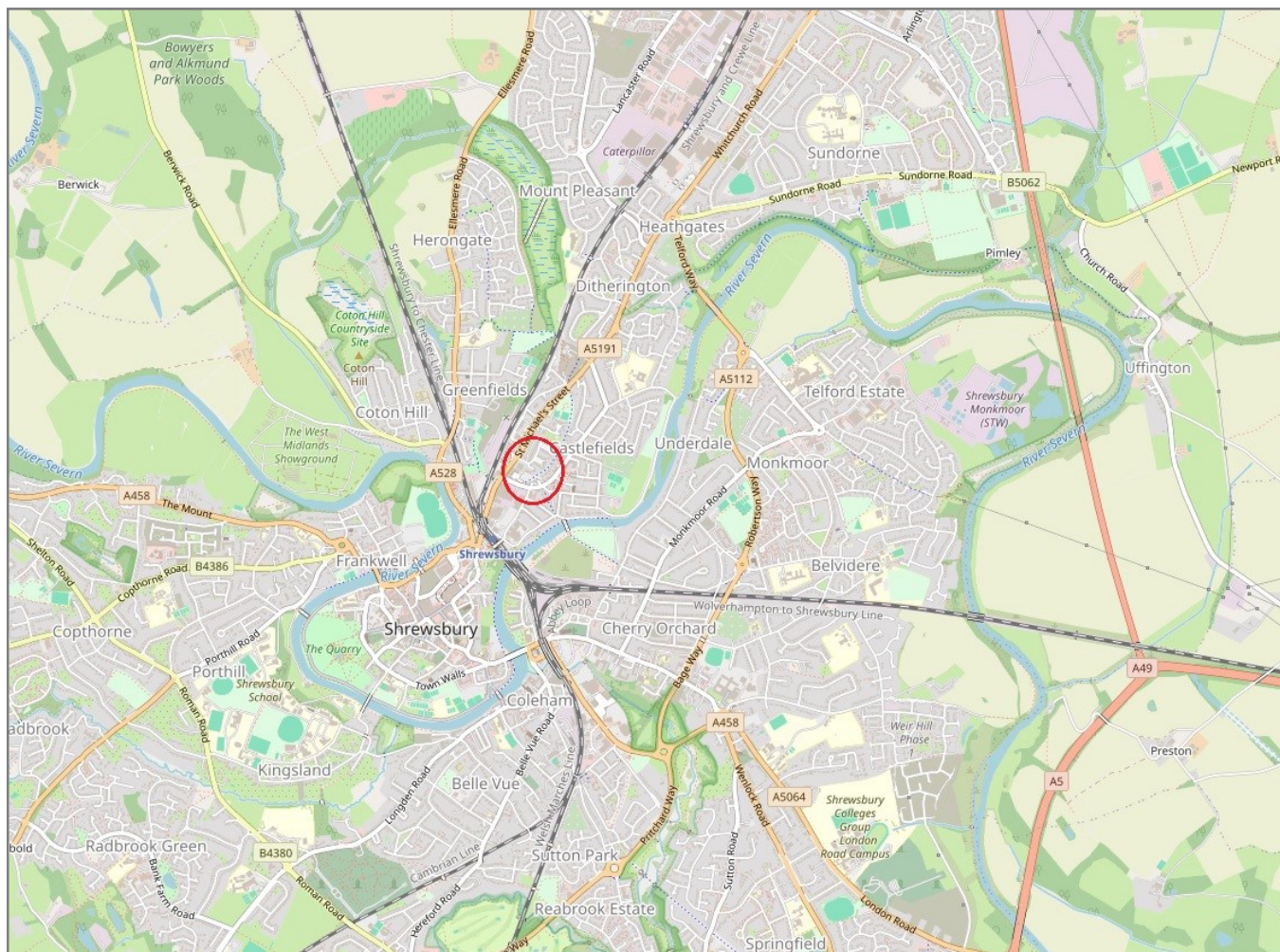
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

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