



## **9 Sandringham Court, Shrewsbury, SY3 8LL**

2 bedroom first floor apartment—£355,000 Leasehold (Share of Freehold)



## 9 Sandringham Court, Shrewsbury, SY3 8LL

Coopergreenpooks.co.uk

£355,000 Leasehold (Share of Freehold)—2 bedroom first floor apartment

sales@cgpooks.co.uk

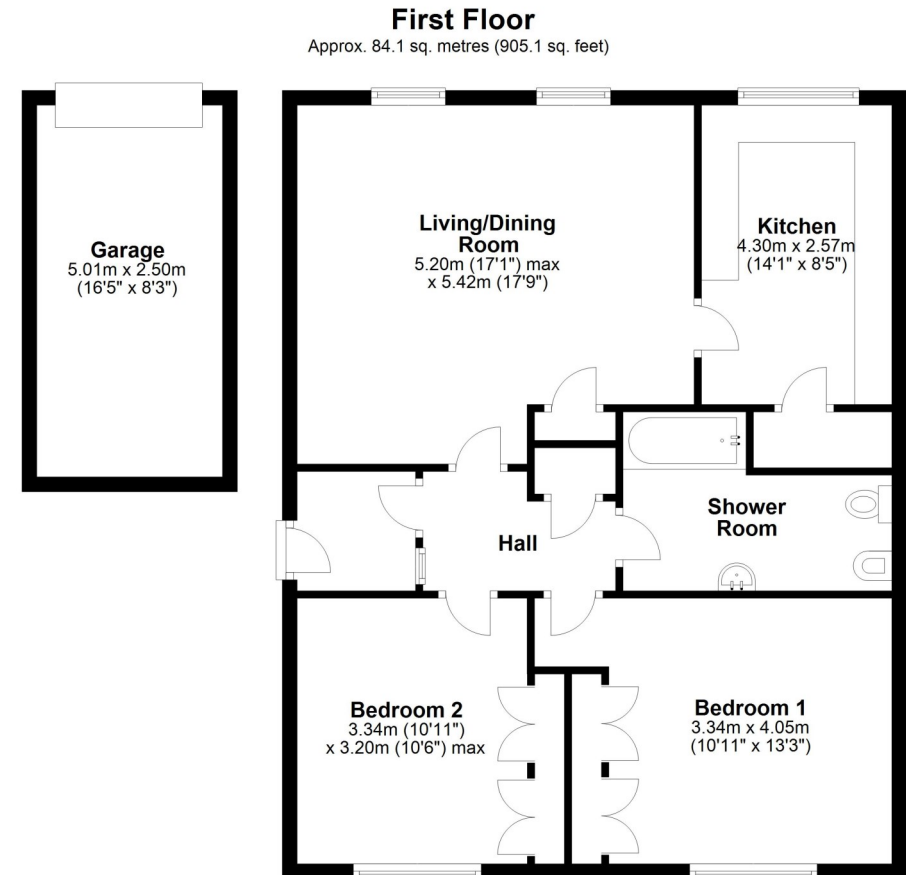
Occupying an elevated position within a sought after and established development, this well-proportioned two-bedroom apartment offers neatly presented accommodation, while benefitting from a lovely outlook over communal gardens, lift access to the first-floor, private garage and residents parking.

### KEY FEATURES

- Entrance vestibule opening to a good-sized hallway with useful storage
- Large open plan living/dining room with feature fireplace and beautiful views over the communal gardens
- Kitchen with a range of fitted units and a very practical pantry/store
- Two double bedrooms, both having built in wardrobes, and a separate bathroom
- Double glazed windows and electric heating
- Lift access to landing (shared with 1 other property) and private inner entrance hall
- Privately owned garage, as well as additional residents and guest parking
- Set in superb landscaped grounds, with water features and multiple seating areas
- Private pathway leading directly to Porthill footbridge, the River Severn, Quarry Park and town centre
- Sold with no upward chain

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk















## 9 Sandringham Court, Shrewsbury, SY3 8LL

£355,000 Leasehold (Share of Freehold)—2 bedroom first floor apartment

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

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

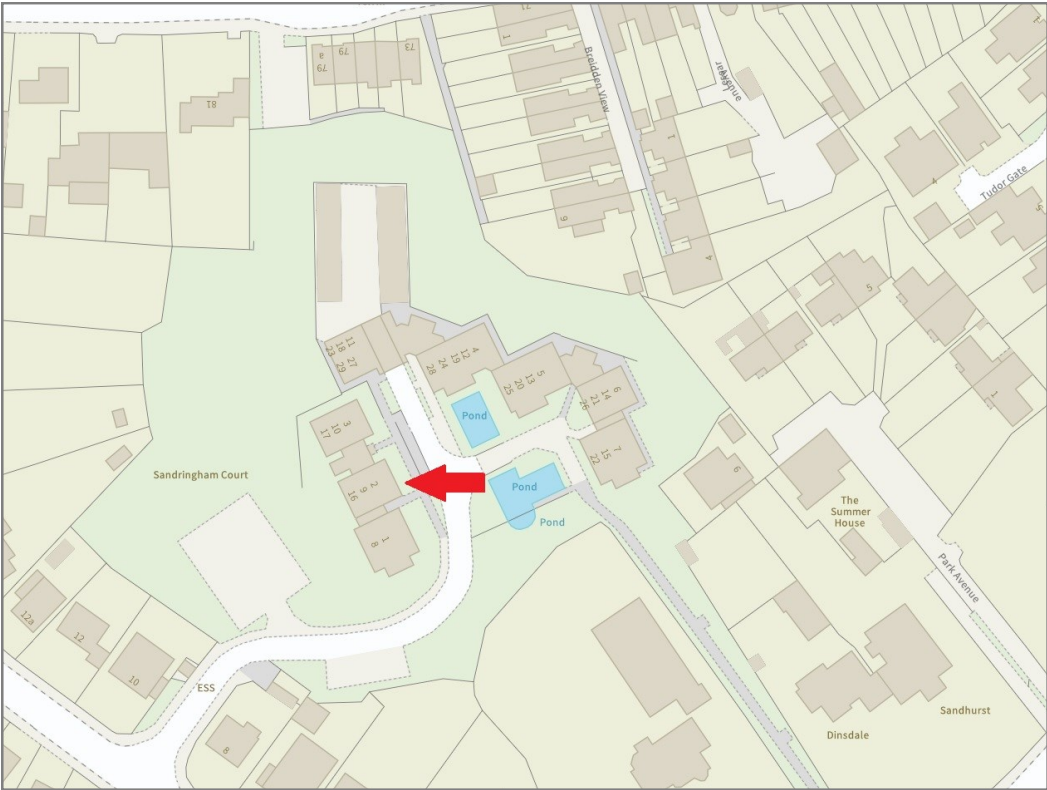
[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)





# 9 Sandringham Court, Shrewsbury, SY3 8LL

£355,000 Leasehold (Share of Freehold)—2 bedroom first floor apartment  
sales@cgpooks.co.uk



**BOUNDARIES NOT CONFIRMED**



Tenure                    **Leasehold**  
Lease Length        **199 years from 1991**  
Service Charge      **£3,637.96 PA**

Local Authority       **Shropshire Council**  
Council Tax           **Band E**  
EPC Band             **TBC**  
Services               **Mains services water, electric and drainage are connected**  
                             **Heating is electric**

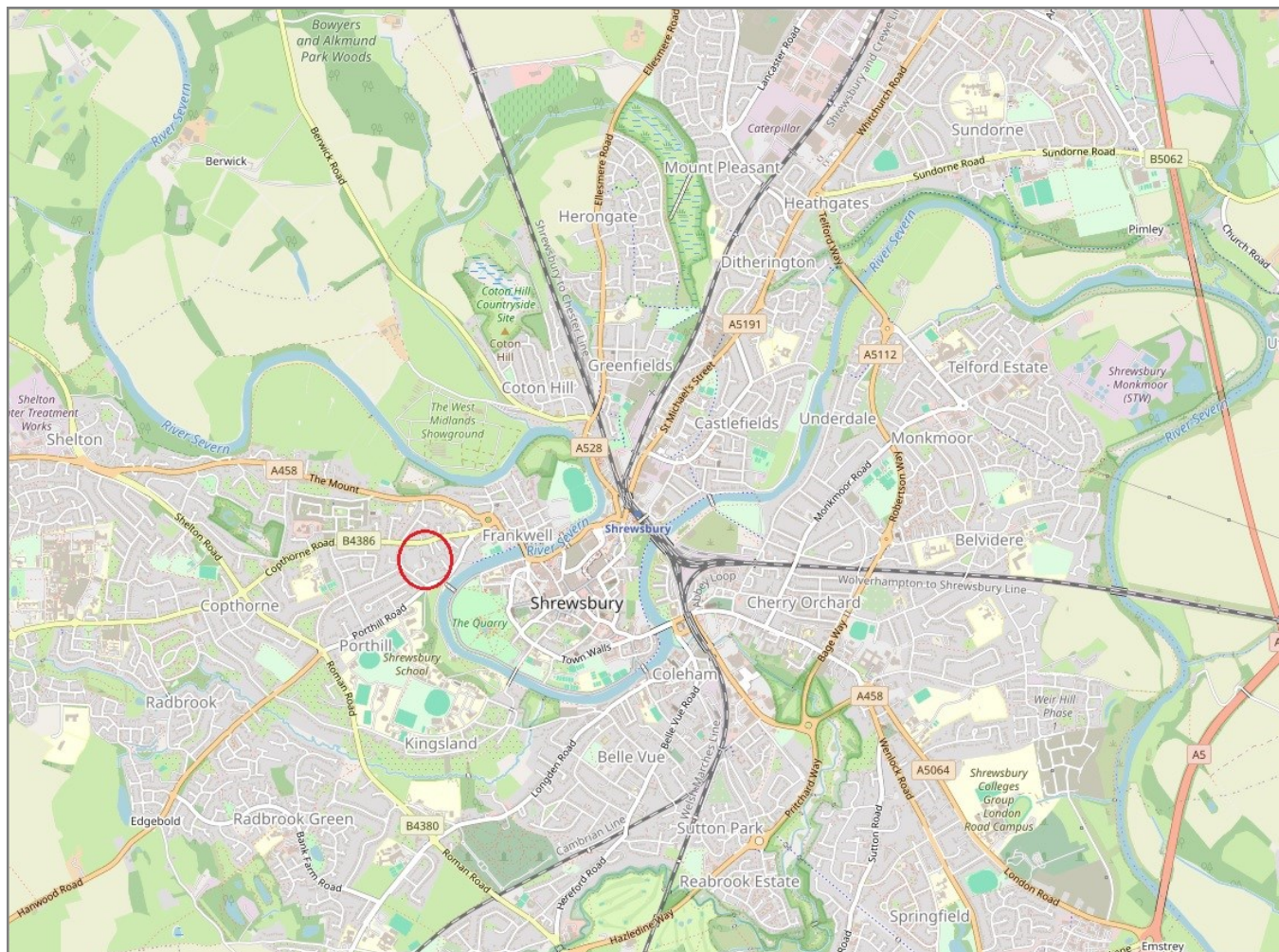


## 9 Sandringham Court, Shrewsbury, SY3 8LL

Coopergreenpooks.co.uk

£355,000 Leasehold (Share of Freehold) — 2 bedroom first floor apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.