



## 2 Betton Street, Shrewsbury, SY3 7NY

2 bedroom first floor apartment—£200,000 Leasehold with a share of the Freehold



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Coopergreenpooks.co.uk

£200,000 Leasehold with a share of the Freehold —2 bedroom first floor apartment  
sales@cgpooks.co.uk

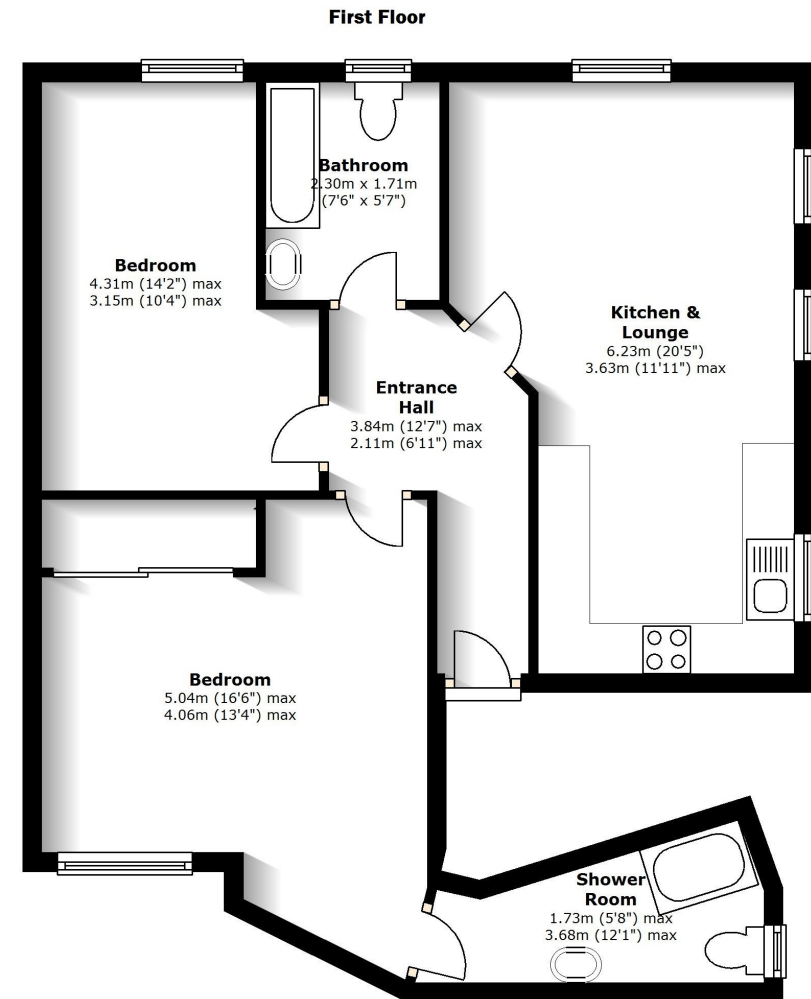
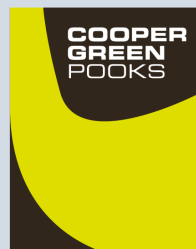
Situated within a sought-after residential area, a short walk from the Quarry Park and town centre, this two double bedroom first floor apartment offers well-proportioned and thoughtfully designed accommodation, while benefitting from private allocated parking.

### KEY FEATURES

- Lovely open plan kitchen/dining/living room with windows two elevations allowing plenty of natural light
- A range of well-fitted units to the kitchen area, with Bosch integrated appliances
- Good sized double master bedroom with built-in wardrobe and luxury en-suite wet room, which has underfloor heating
- A further double bedroom and separate family bathroom with shower
- Double glazed sash windows and gas fired central heating
- Private allocated parking space to the rear of the building
- A great location, just a short walk from Coleham and its varied range of amenities, as well as the Quarry Park, riverside walks, and the heart of the town centre
- Sold with a share of the freehold
- No upward chain

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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Total area: approx. 60.8 sq. metres (654.0 sq. feet)









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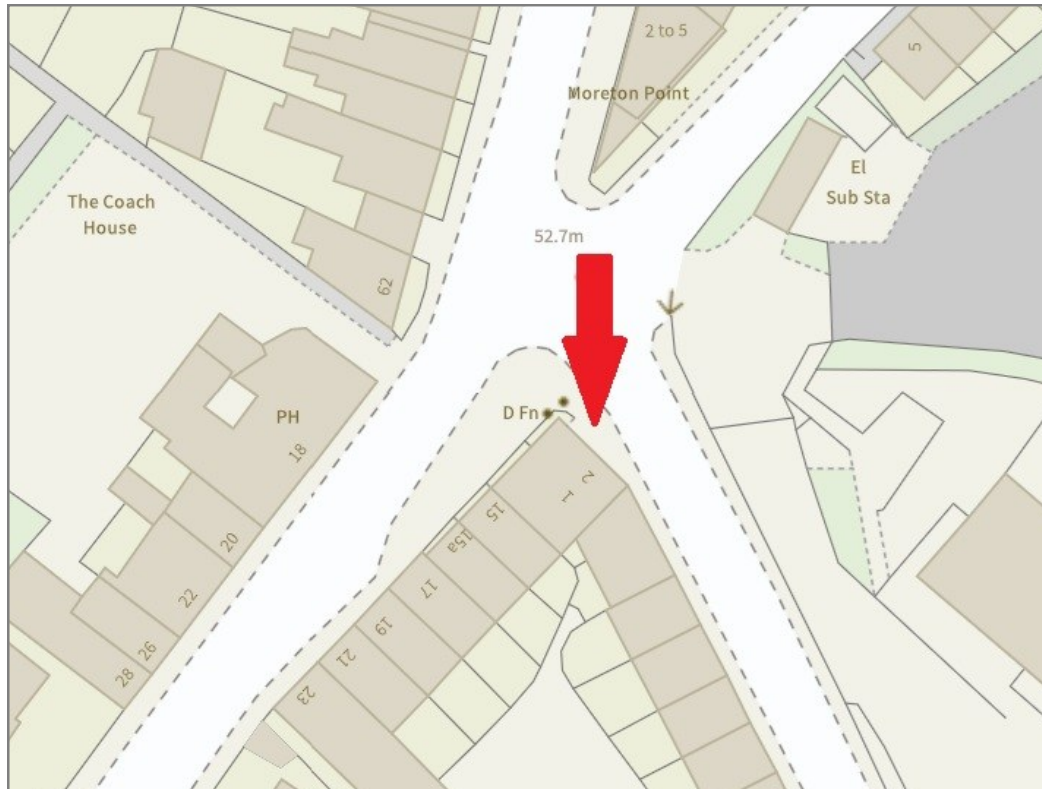
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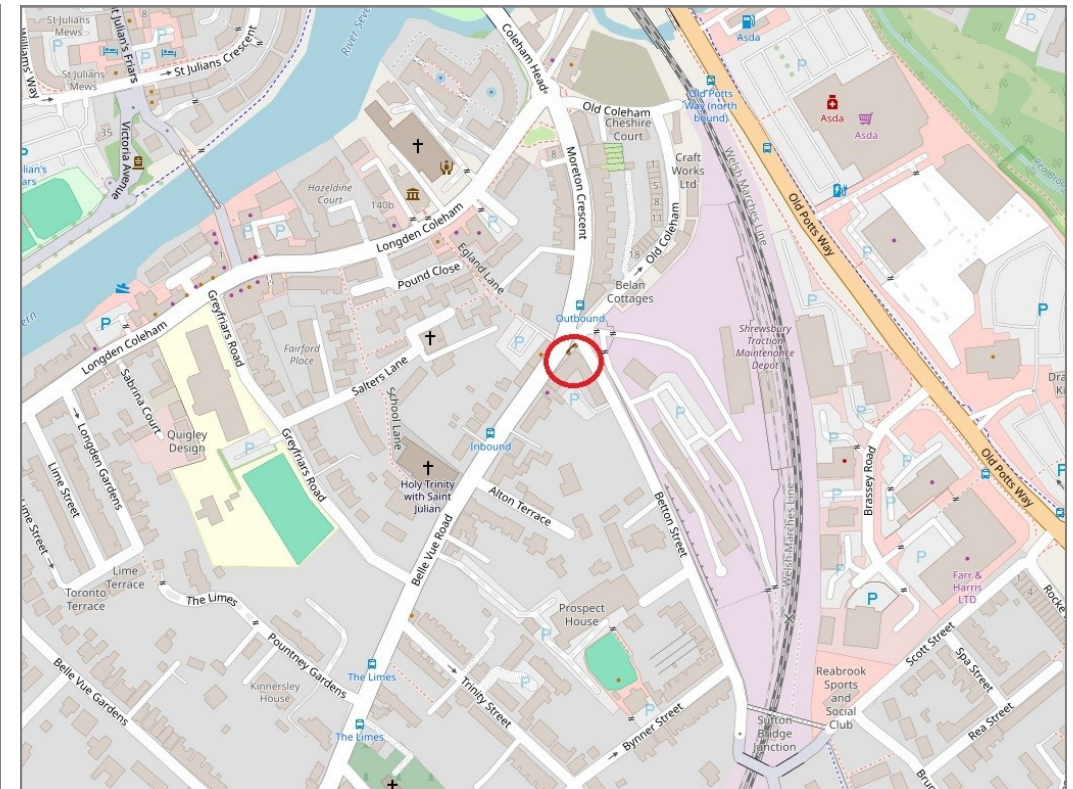
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**BOUNDARIES NOT CONFIRMED**



Tenure	Leasehold with a share of the Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

Lease	199 years from 2010
Service Charge	£250 per annum, includes buildings insurance and modest reserve fund towards roof and external maintenance
	Further £52 per annum contribution towards car park lighting and future resurfacing of the tarmac area

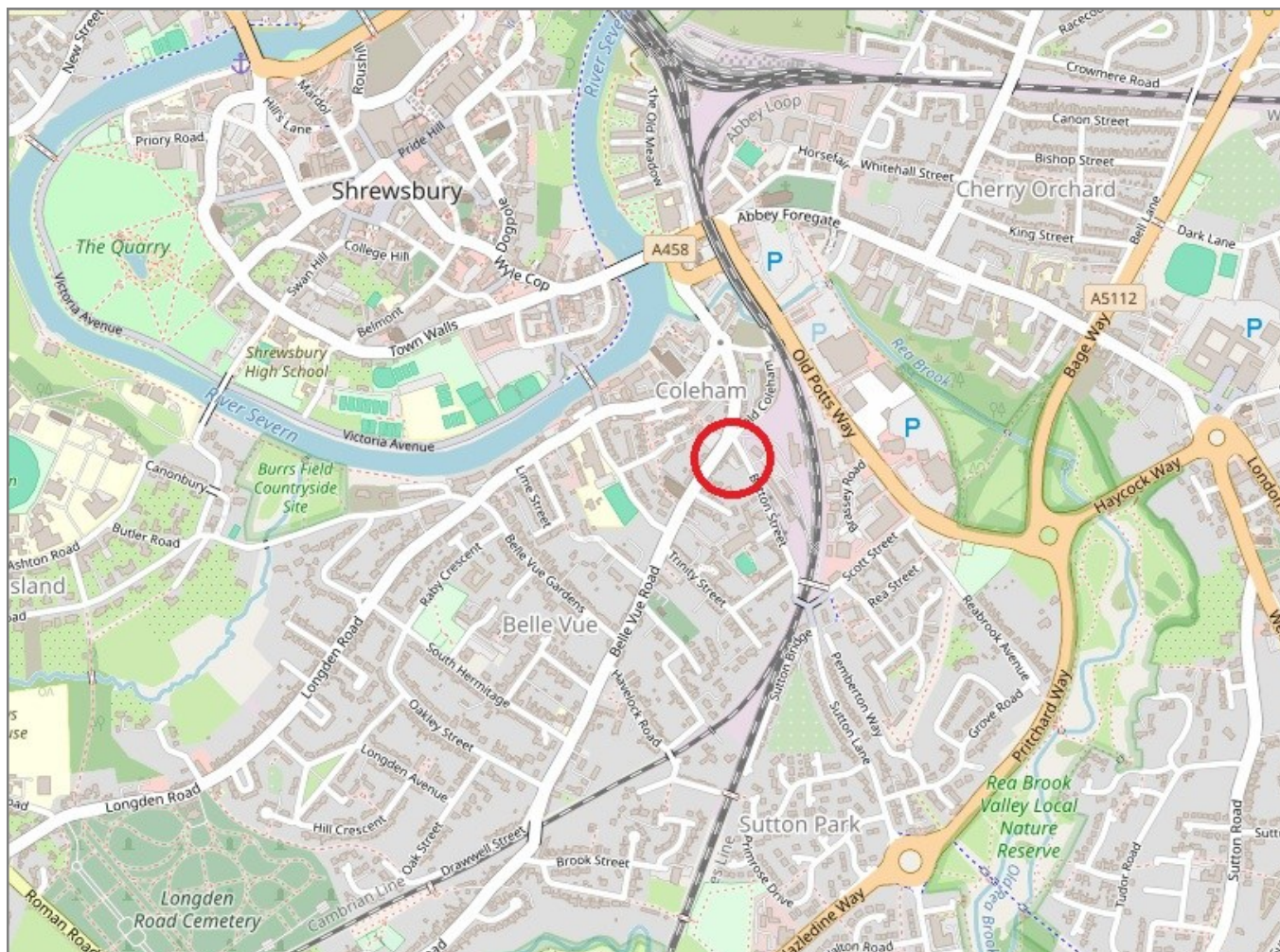


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