



**60 The Old Meadow, Abbey Foregate, Shrewsbury, SY2 6GA**

2 bedroom first floor apartment—£189,500 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

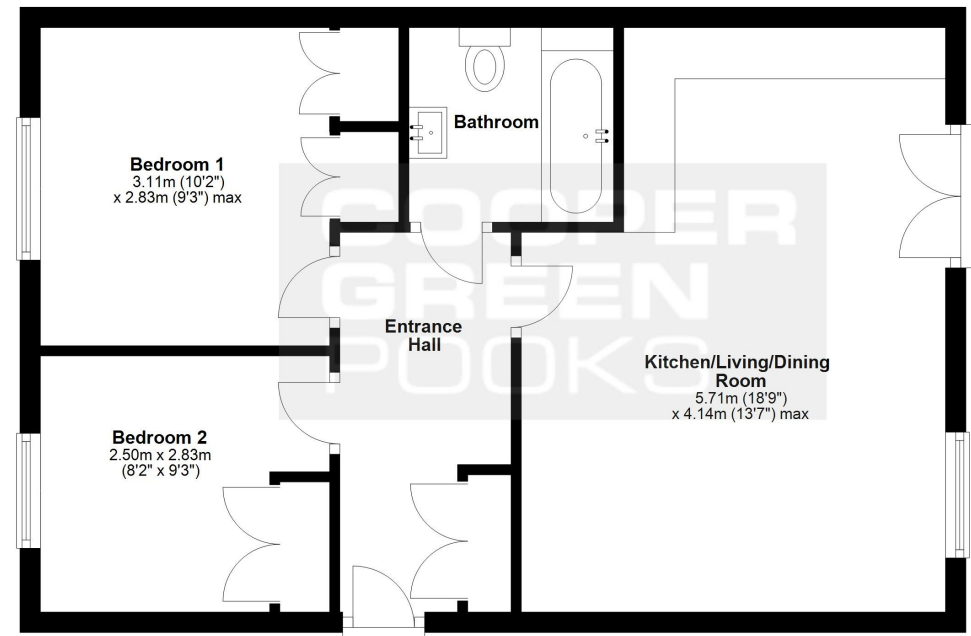
An attractive and well designed first floor apartment, situated within this popular gated development, benefitting from lift access, private parking, impressive communal gardens and riverside walks. The property is located a stone's throw from the heart of the town centre as well as excellent amenities and a range of bars/restaurants.

### KEY FEATURES

- Neatly kept communal entrance hall and lift access to first floor
- Inner hallway with useful storage
- Lovely open plan living/dining area with French doors and Juliet balcony
- Fitted kitchen, complete with integrated appliances
- Two double bedrooms with built in wardrobes
- Separate bathroom with shower over the bath
- uPVC double glazed windows and gas fired central heating
- Private allocated parking space
- Beautifully landscaped gardens and riverside walks for residents to enjoy
- Photographs used were taken prior to current tenancy, sold with vacant possession and no upward chain

### First Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 50.5 sq. metres (543.1 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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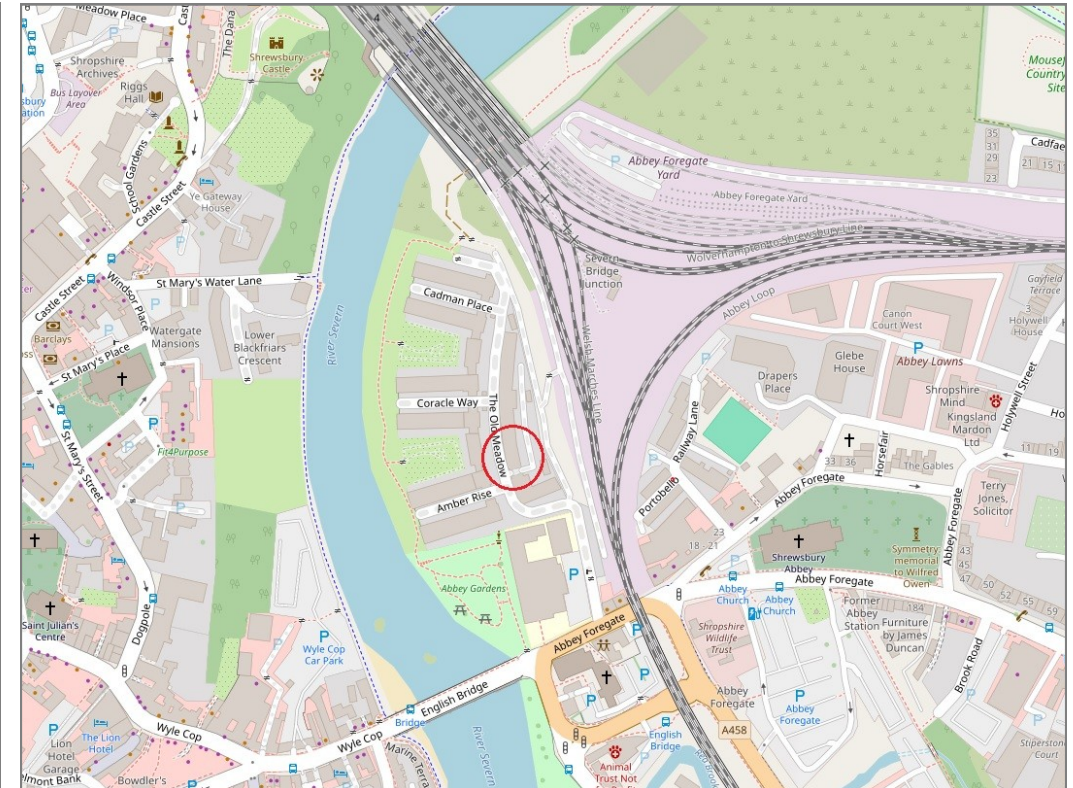




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Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

Tenure	<b>Leasehold</b>
Lease Length	<b>125 years with 115 years remaining</b>
Service Charge	<b>£2,200</b>
Ground Rent	<b>£300</b>

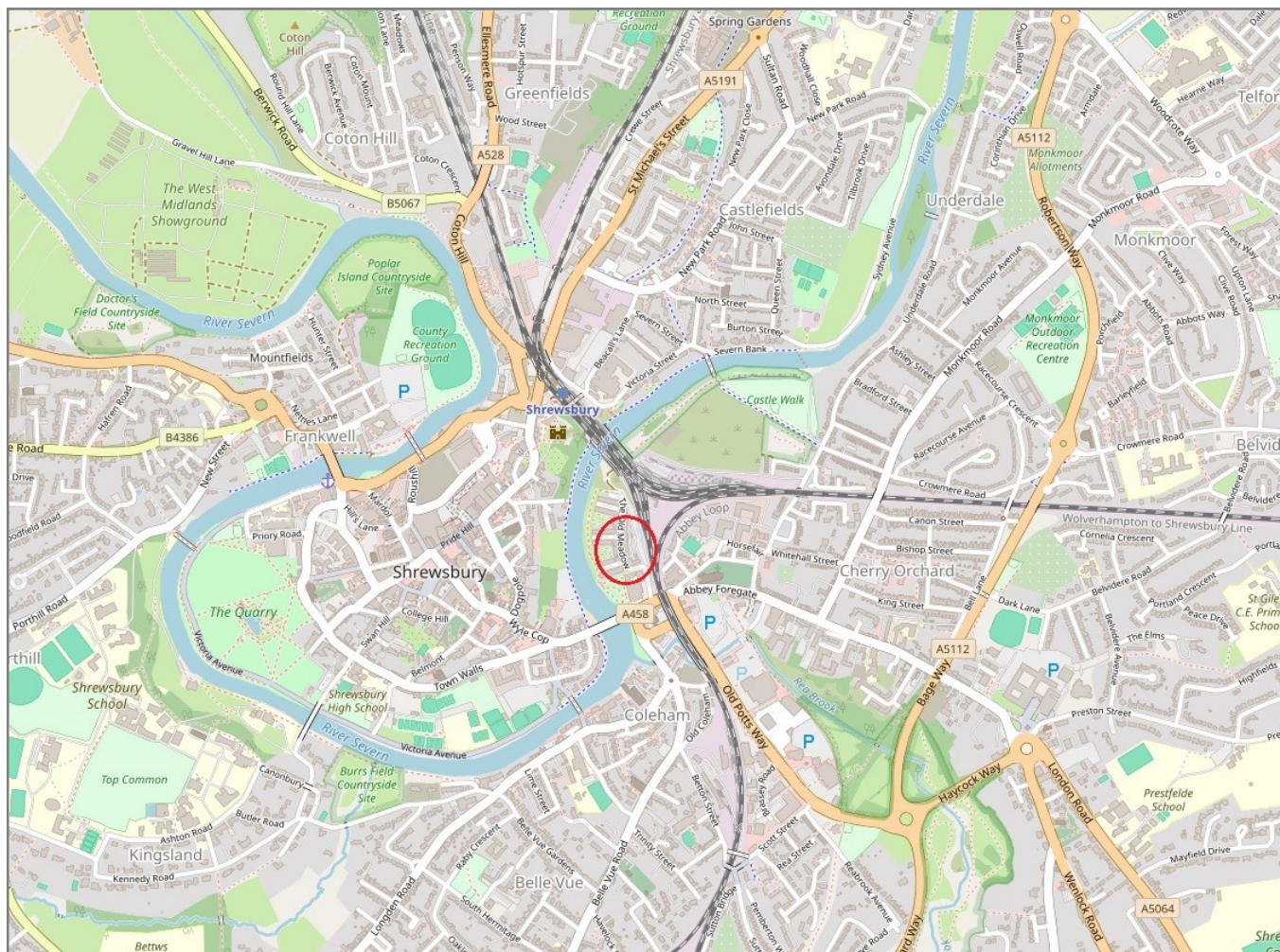


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