



24 Watergate Mansions, St Marys Place, Shrewsbury, SY1 1DW

1 bedroom apartment — £187,500 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

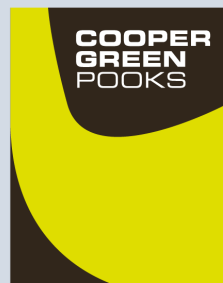
Occupying an elevated position with a lovely outlook over St Mary's Church, this neatly presented apartment offers well-proportioned and very practical accommodation, situated just a stone's throw from the heart of the town centre and benefitting from a secure gated parking space.

KEY FEATURES

- Well-maintained communal entrance hall and staircase to the third floor
- Private inner hallway with telephone intercom system
- Impressive open plan living and dining rooms, with windows to two elevations allowing plenty of natural light and views to front
- Fitted kitchen, which is also open plan to the dining area, with a range of units and space for appliances
- Good sized double bedroom and separate bathroom with shower
- Double glazed sash windows and electric heating
- Private allocated parking space within a secure gated parking area
- A quiet and private setting within the heart of the town centre, close to the main shopping areas, bars, restaurants, riverside walks, Quarry Park, and railway station
- Sold with no upward chain and a share of the freehold

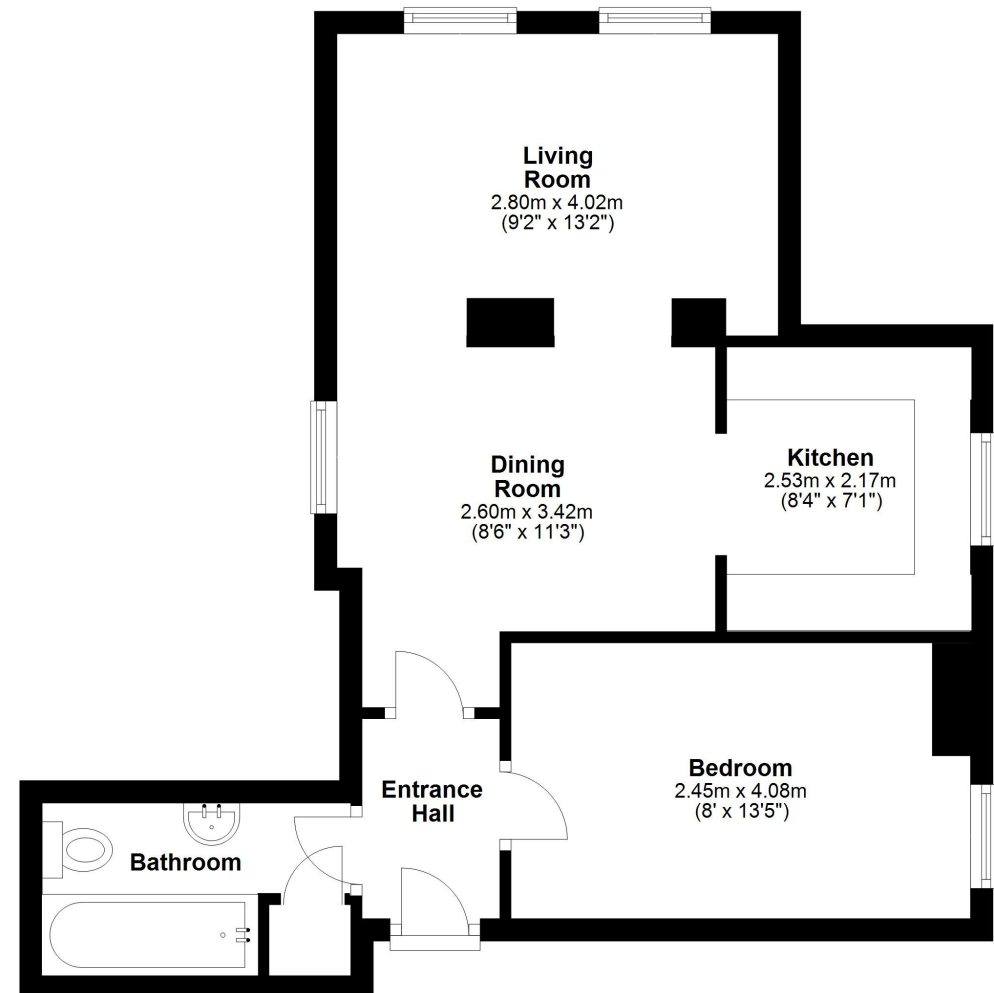
Cooper Green Pooks
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Shrewsbury
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Third Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 43.1 sq. metres (464.3 sq. feet)





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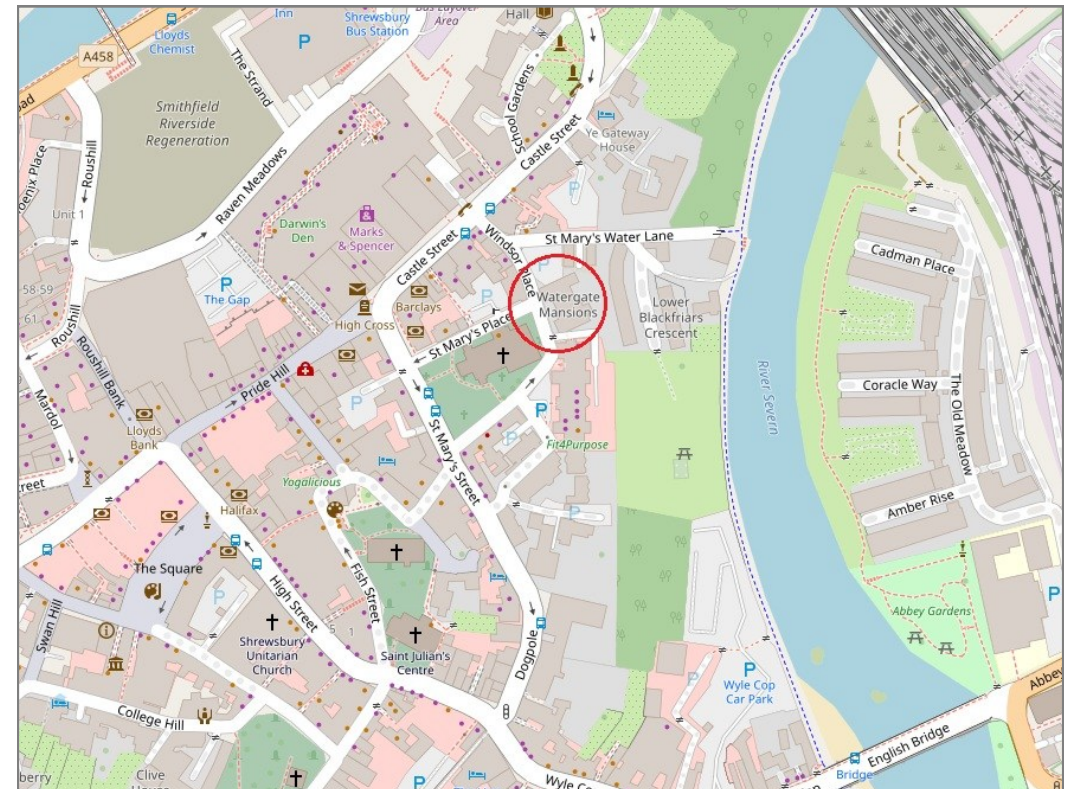
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BOUNDARIES NOT CONFIRMED



Tenure	Share of Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	Mains water, electricity and drainage are connected. Electric heating.

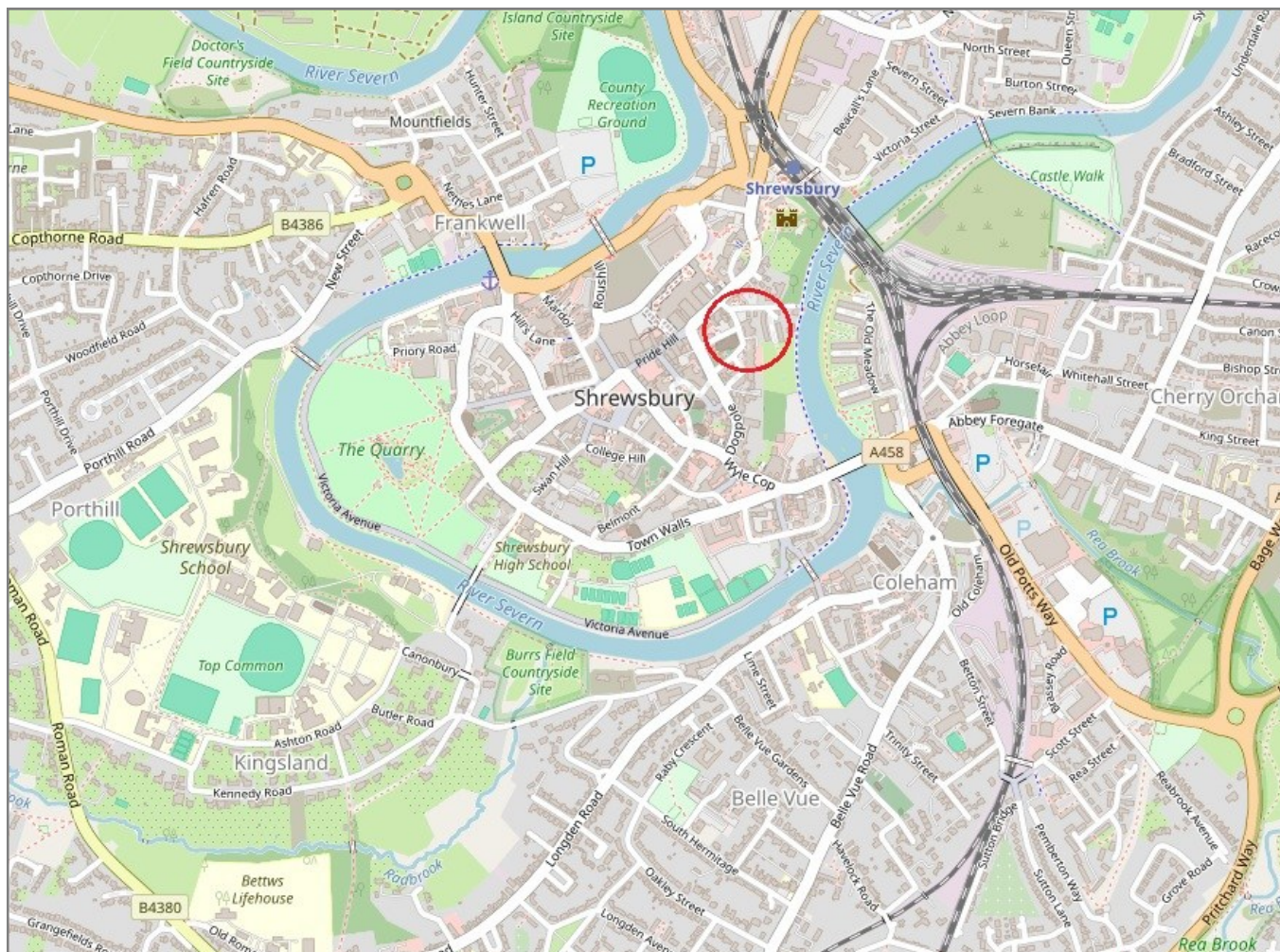
Length of Lease	199 years (170 years remaining)
Start of Lease	1996
Service Charge	£2,159.69 per annum (paid half six monthly)
Ground Rent	£0

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