



3 Abbey Wharf, Shrewsbury, Shropshire, SY2 6AY

1 bedroom ground floor apartment — £145,000 Leasehold

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Coopergreenpooks.co.uk

£145,000 Leasehold — 1 bedroom ground floor apartment

sales@cgpooks.co.uk

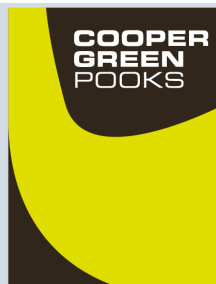
Conveniently situated on the ground floor of a popular modern development, this neatly presented one bedroom apartment offers thoughtfully designed accommodation, while benefitting from private allocated parking, lovely communal grounds, a fantastic location adjoining the Reabrook nature reserve, and within walking distance of the town centre.

KEY FEATURES

- Well-presented communal entrance hall with telephone intercom system
- Open plan kitchen/living/dining room with window to front
- A range of fitted units to the kitchen with integral oven and hob
- Good sized double bedroom with built-in wardrobe
- Separate well-appointed bathroom with shower
- Double glazed windows and energy efficient electric heating
- Private allocated parking space
- A great location within a quiet and attractive modern development, just a short walk from the town centre, as well as good local pubs/restaurants, supermarkets, and butcher/delicatessen
- Landscaped communal gardens adjoining the Reabrook nature reserve, providing direct access to lovely walks

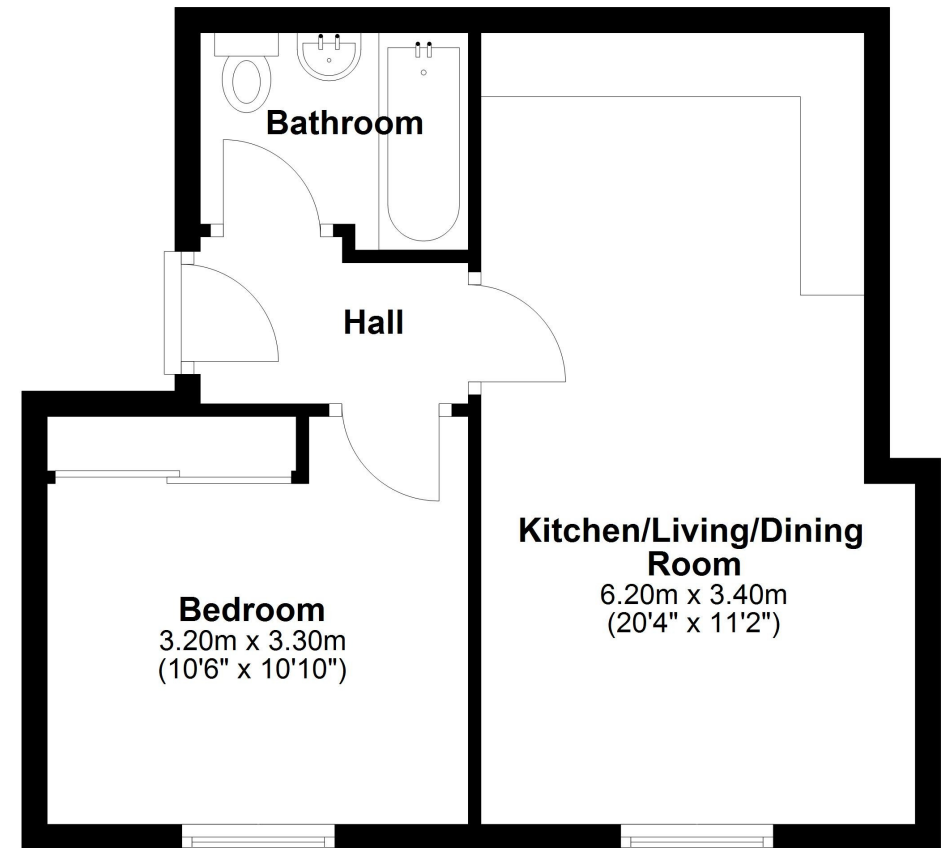
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 37.2 sq. metres (400.3 sq. feet)





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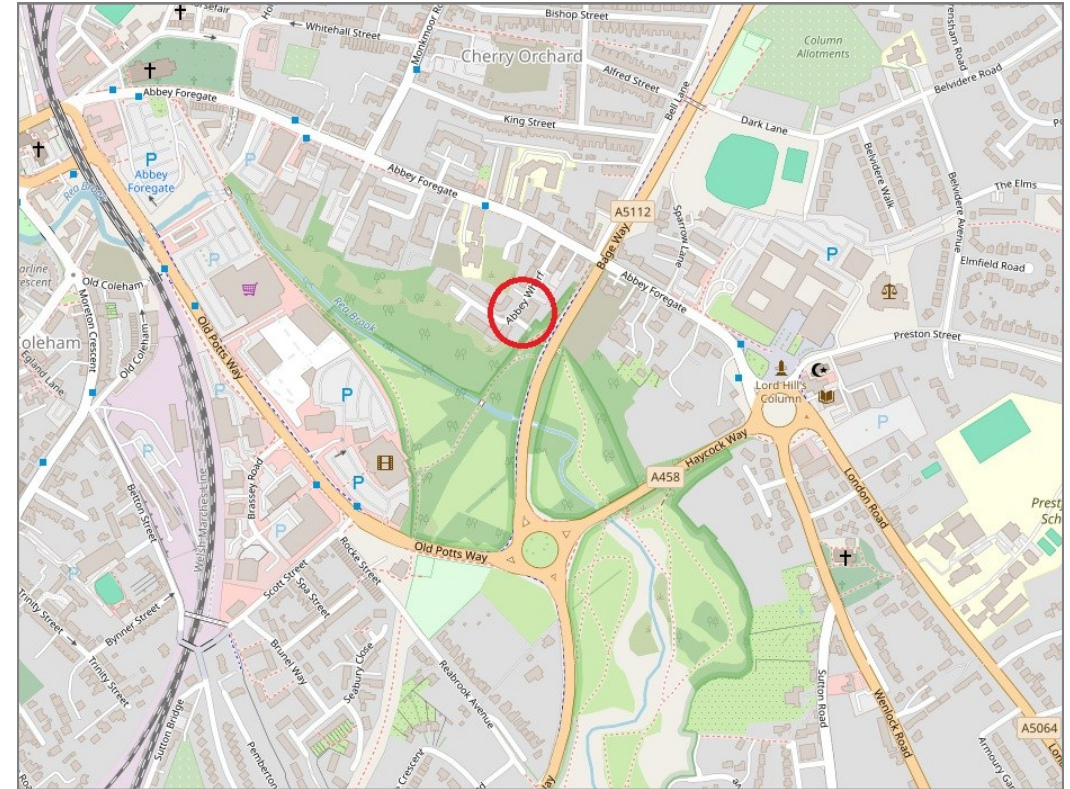
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BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	Mains electricity, water and drainage are connected

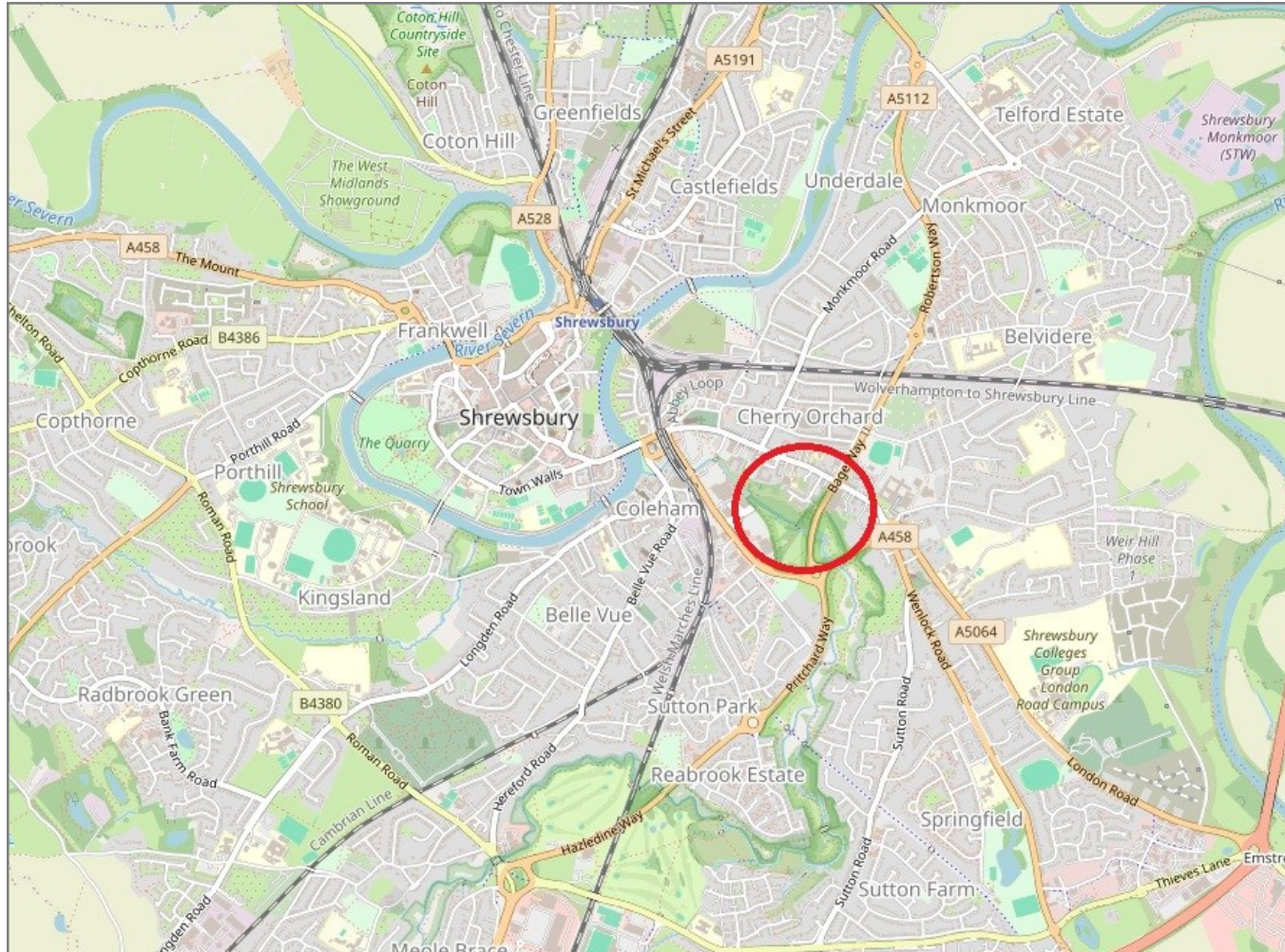
Lease Length	250 years from 2013
Service Charge	£500 per quarter

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