



4 The Anchorage, Coton Hill, Shrewsbury, SY1 2DP

3 bedroom townhouse — £420,000 Leasehold

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sales@cgpooks.co.uk

With river views and a lovely walled courtyard garden, this very impressive and contemporary townhouse offers fantastic accommodation, presented to a high standard. The property also benefits from a private parking space and is conveniently located just a few minutes' walk from the railway station and centre of town.

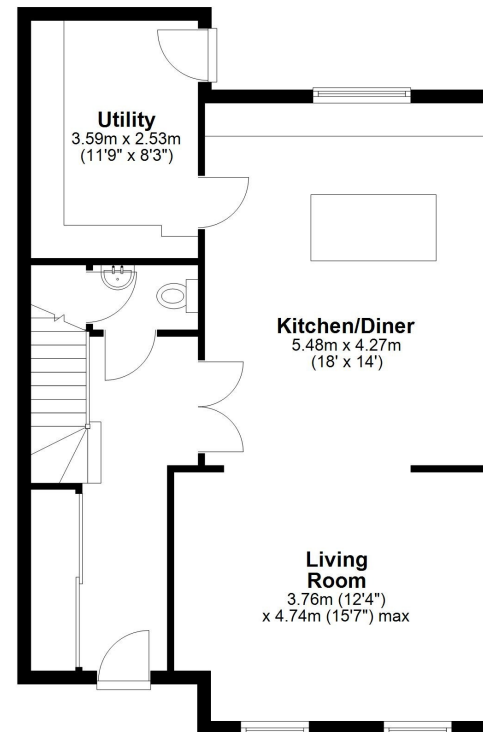
KEY FEATURES

- Spacious and light interior with high ceilings and stylish design.
- Entrance hall with Karndean wood effect flooring, lots of built in storage, cloakroom and double doors connecting to the living area.
- Semi open plan living and dining rooms with flooring to match hall and windows to 2 elevations.
- Modern gloss units to kitchen area with tiled flooring, island unit and breakfast bar, all with granite work surfaces. There are also high-end integrated appliances such as a Grohe hot tap, AEG induction hob and cooker, fridge/freezer and dishwasher.
- Good sized utility room with a range of units and tiled flooring to match the adjoining kitchen, as well as a door providing access to rear garden.
- Staircase from hall to the landing area where there is a well fitted family bathroom and 3 bedrooms. The large main bedroom also has a dressing room with built in wardrobes and an en suite shower room.
- Double glazed windows and electric heating.
- Block paved private parking space and adjoining pathway where there is gated access to the rear garden.
- Superb wrap around walled courtyard garden which get plenty of natural light and is mainly paved with decked terrace and established specimen trees and shrubs.
- Excellent location in an exclusive and well-designed modern development overlooking the river Severn and just a few minutes' walk from the town centre.

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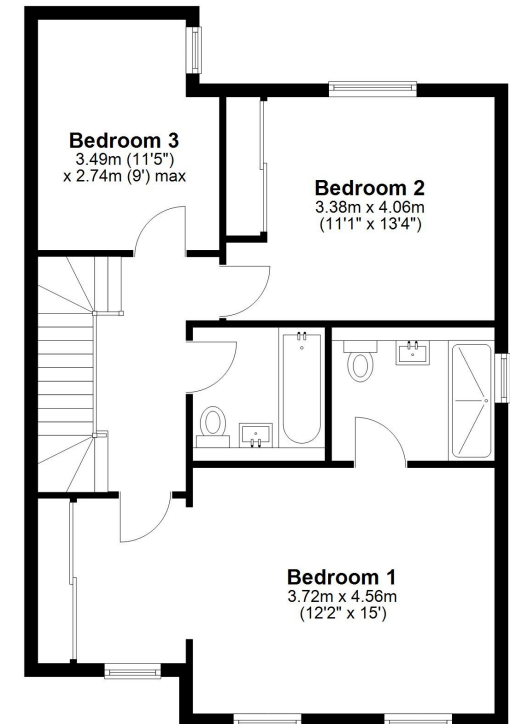
Ground Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 130.9 sq. metres (1409.2 sq. feet)









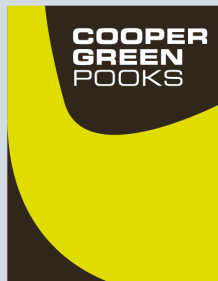
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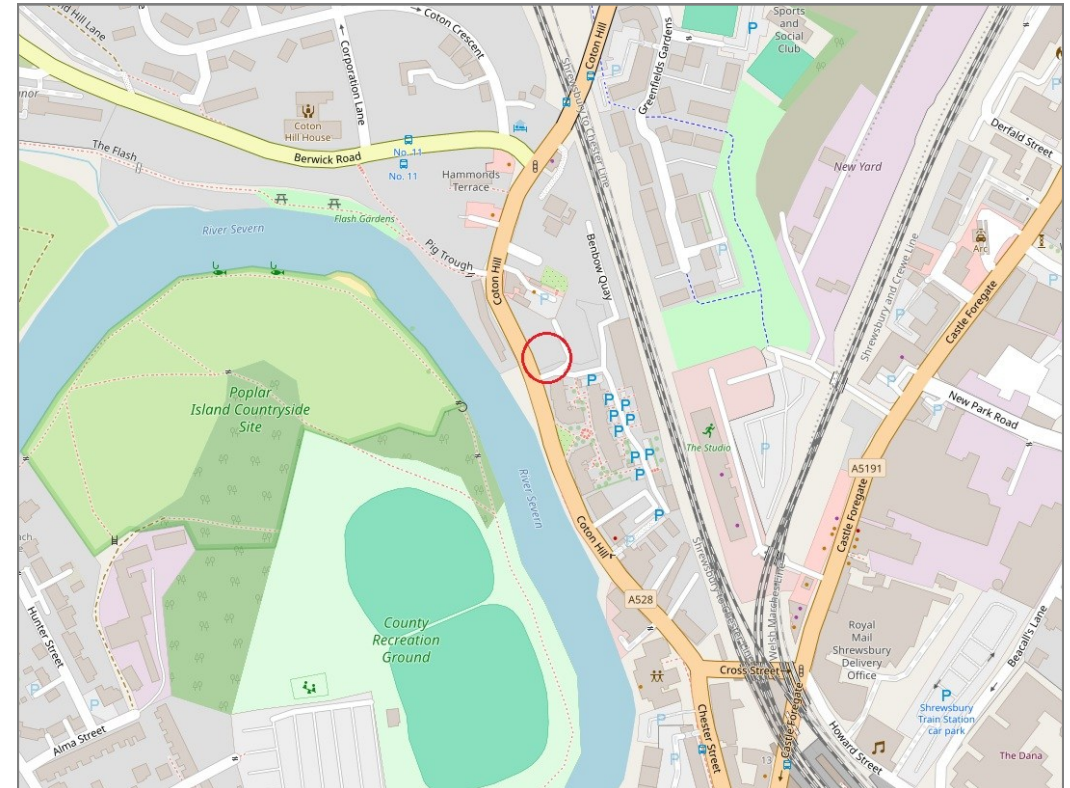
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	Mains water, electricity and drainage are connected. Electric heating.

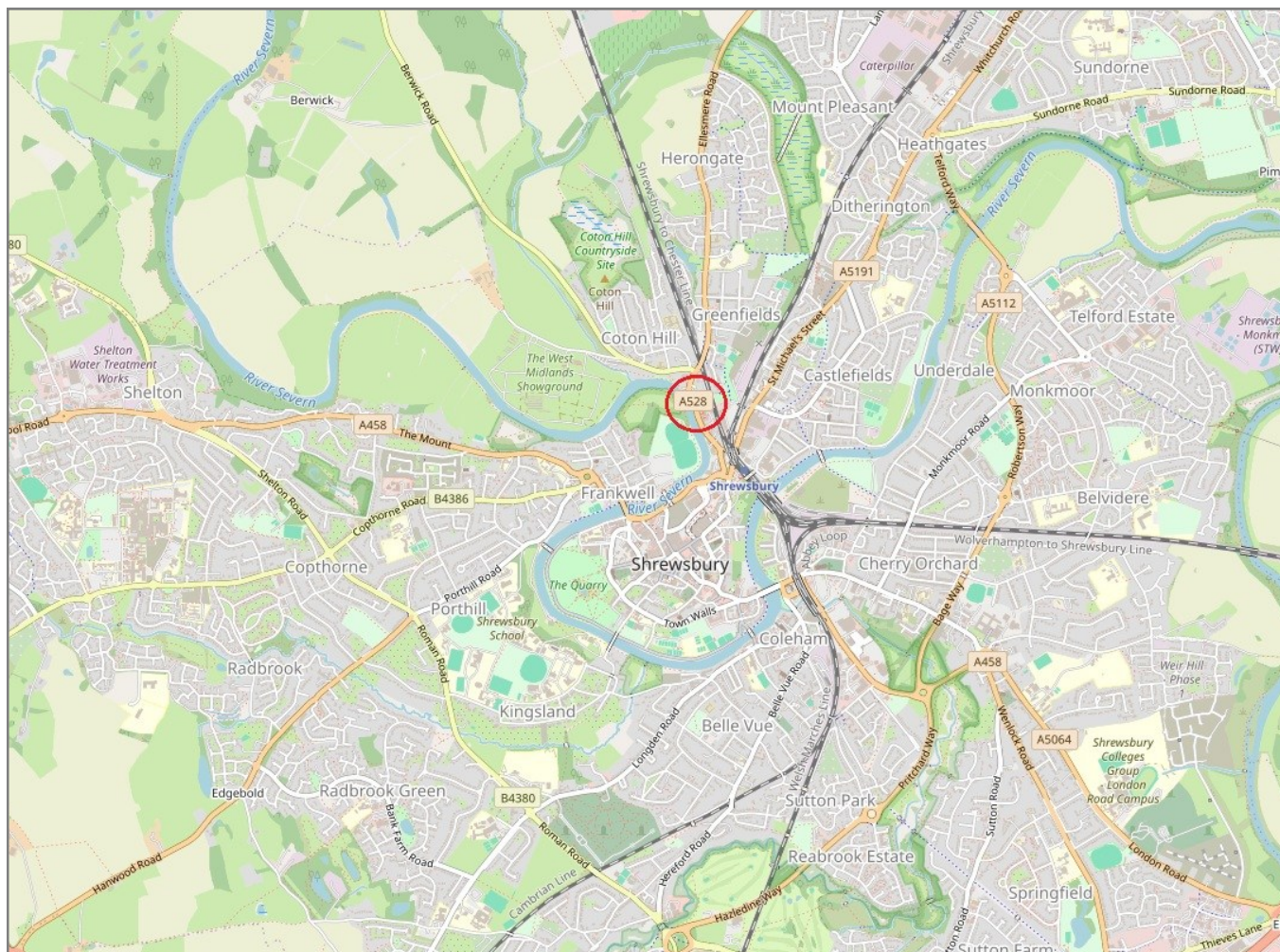
Length of lease	250 years from 1st Jan 2012
Service charge	£94.08 per month
Ground rent	£362.44 per annum

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