



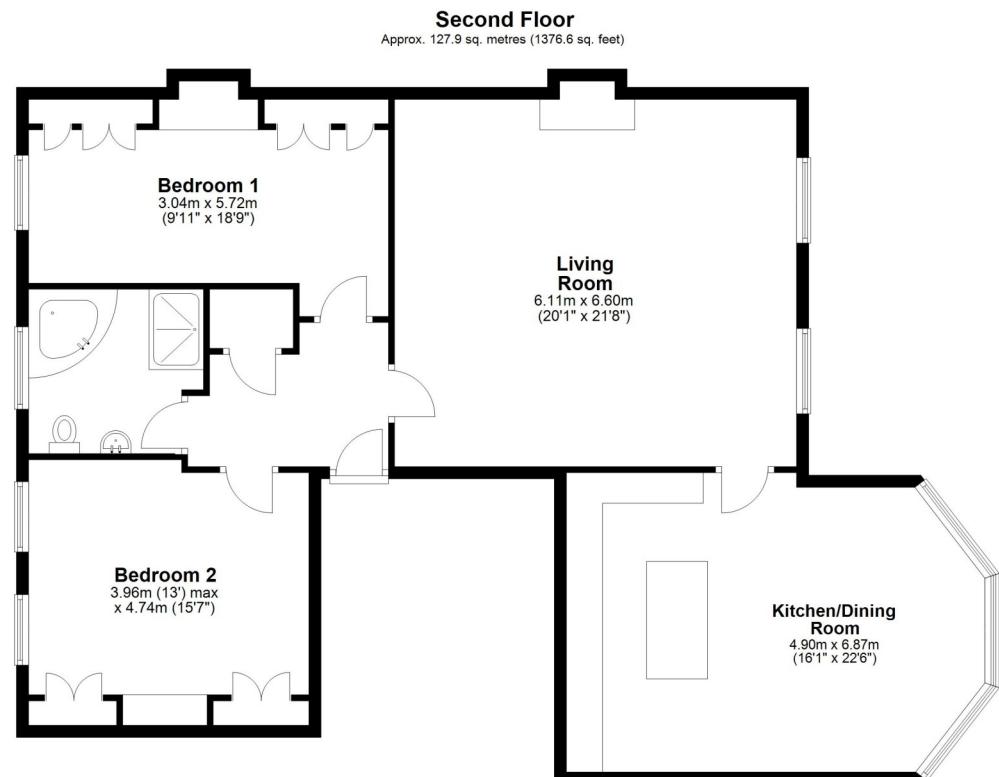
£425,000 Leasehold—2 bedroom penthouse apartment

sales@cgpooks.co.uk

This impressive penthouse apartment offers fantastic dual aspect accommodation, with wonderful panoramic views across the roof tops of Shrewsbury towards the south Shropshire hills. The property is well situated in a quiet and very attractive town centre setting, with the added advantage of electric gated access to an adjoining private parking space.

KEY FEATURES

- Stunning communal hallway shared with just 1 other apartment, with glass atrium and original feature stone staircase.
- Very light, well-proportioned and tastefully presented rooms, all having original open fireplaces and far-reaching views across the town centre.
- Attractive landing area providing access to entrance hall with built in storage.
- Superb living room with natural wood flooring and 2 south facing windows.
- Spacious open plan kitchen/dining room with flooring to match living room and a large feature bay window, which again provides south facing views.
- Extensive range of natural wood fronted fitted units to kitchen area with island unit and granite worksurfaces, along with integrated appliances.
- 2 good sized double bedrooms, both with built in wardrobes.
- Well fitted bathroom with separate shower.
- Pull down ladder to an easily accessible and very useful loft space, which may offer the potential for a roof terrace (subject to planning permission).
- Electric gated access to an adjoining secure resident's car park, where there is a designated space.
- Great location in a quiet and unspoiled town centre setting, just a stones throw from the main shopping areas, bars, restaurant's and historical sites. The railway station is also just a few minutes' walk from the property



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)







1D St Marys Court, St Marys Street, Shrewsbury, SY1 1EG

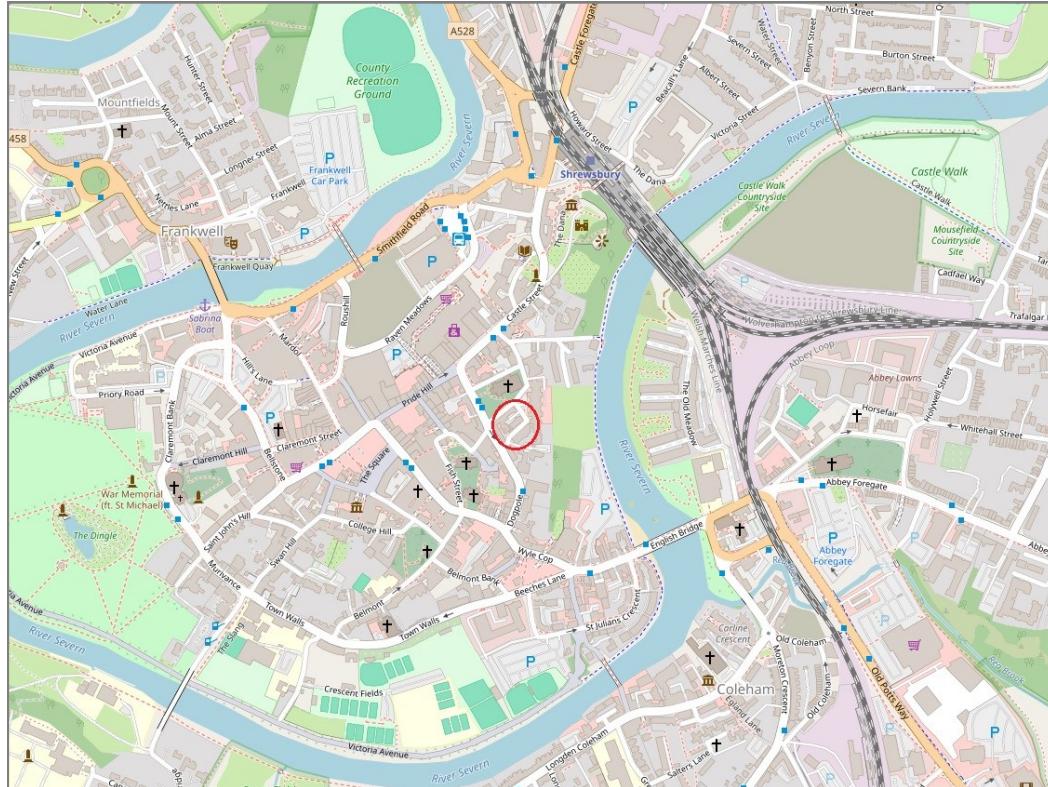
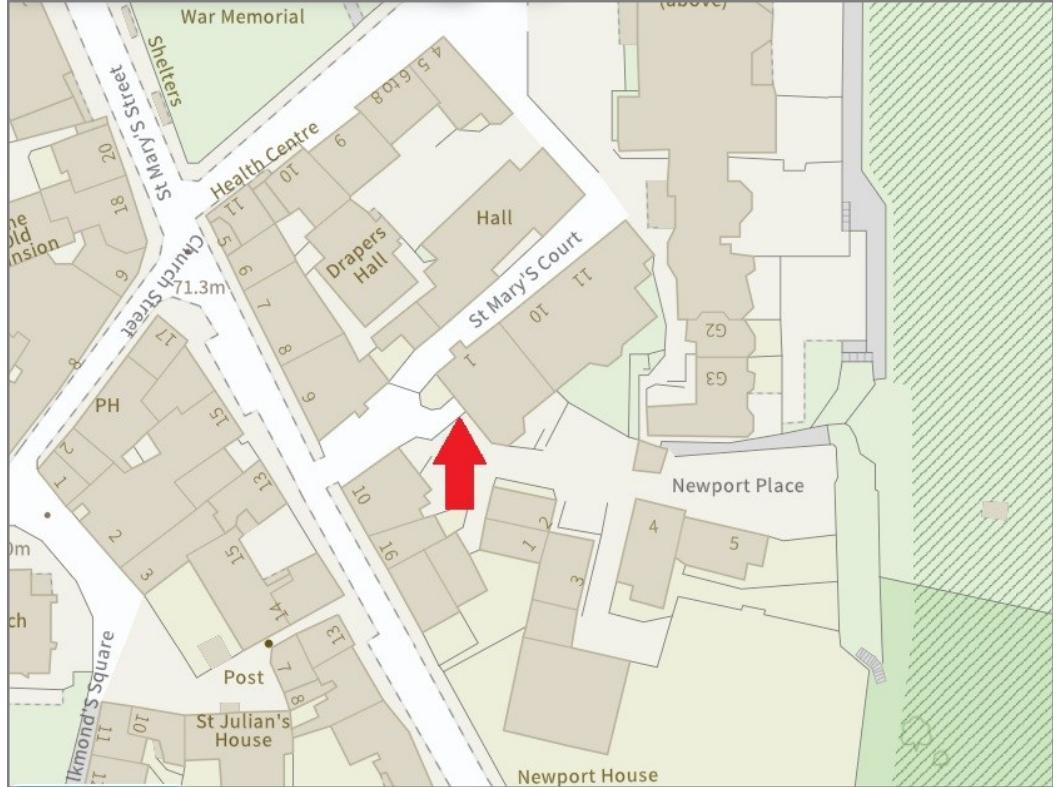
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Tenure	Leasehold
Lease Length	133 years
Building insurance	£363.90 per annum
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	Mains water, electricity and drainage are connected. Heating is electric

Cooper Green Pooks

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Shrewsbury

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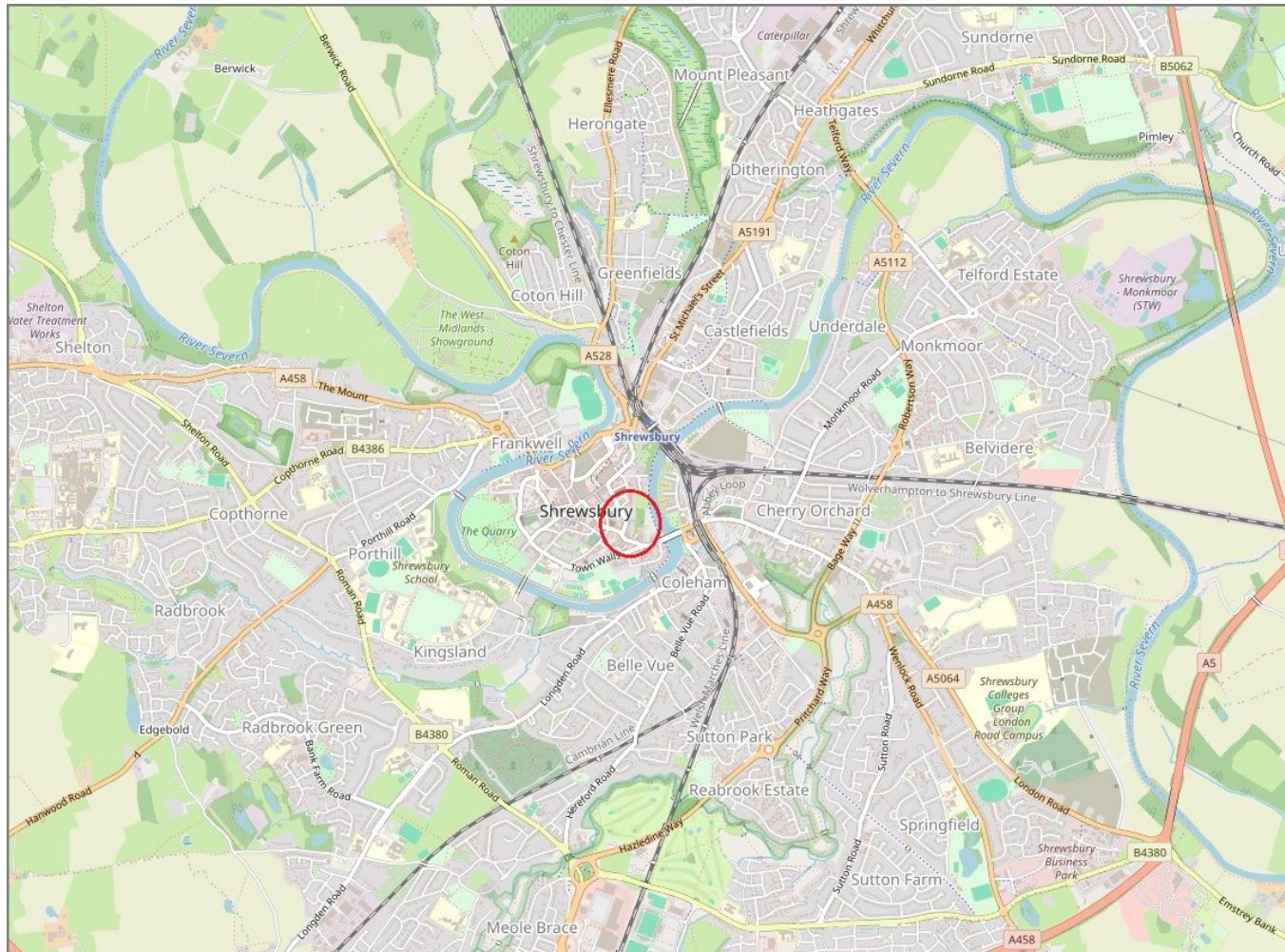
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