



25 Watergate Mansions, St Mary's Place, Shrewsbury, SY1 1DW

2 bedroom third floor apartment — £295,000 Leasehold with a share of the Freehold

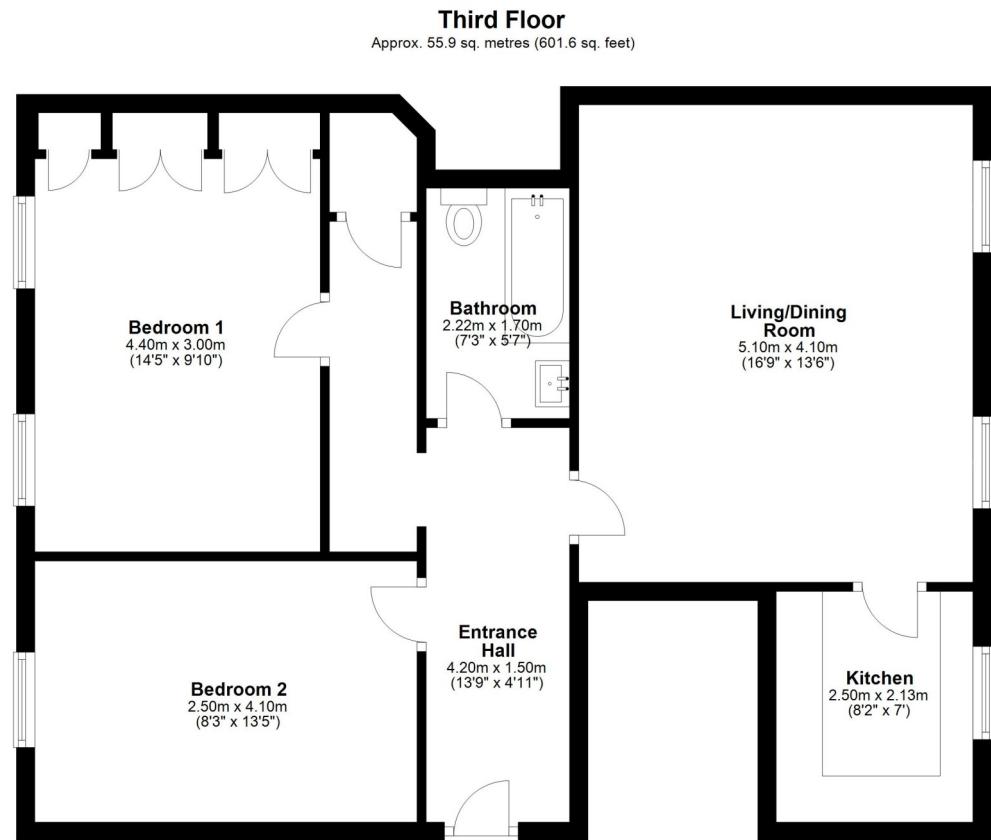
£295,000 Leasehold with a share of the Freehold — 2 bedroom third floor apartment

sales@cgpooks.co.uk

Occupying an elevated position with stunning views, this town centre apartment is situated within a beautiful historic building of character and has been recently renovated to provide spacious and thoughtfully designed accommodation, finished to a high standard throughout, while benefitting from a secure allocated parking space and share of the freehold.

KEY FEATURES

- Recently decorated and re-carpeted communal entrance hall and staircase to the third floor
- Good-sized private hallway with telephone intercom system
- Large open plan living/dining room with windows to front providing a lovely view of St Marys Church
- Separate re-fitted kitchen with a range of units, integrated appliances, and breakfast bar, also overlooking the church
- Two double bedrooms with spectacular views of the River Severn, The Abbey, The Wrekin, and Shropshire Hills. Bedroom one also has useful built-in wardrobes
- Re-fitted family bathroom with shower and heated towel rail
- Central heating via modern electric heaters, and an upgraded hot water tank with pressurised system
- Electric gated access to a private resident's car park, which adjoins the building with allocated space.
- A quiet and private setting within the heart of the town centre, close to the main shopping areas, bars, restaurants, river walks, Quarry park and railway station
- Sold vacant with no upward chain and a share of the freehold



Total area: approx. 55.9 sq. metres (601.6 sq. feet)



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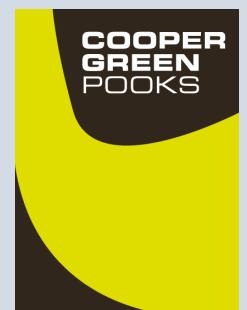
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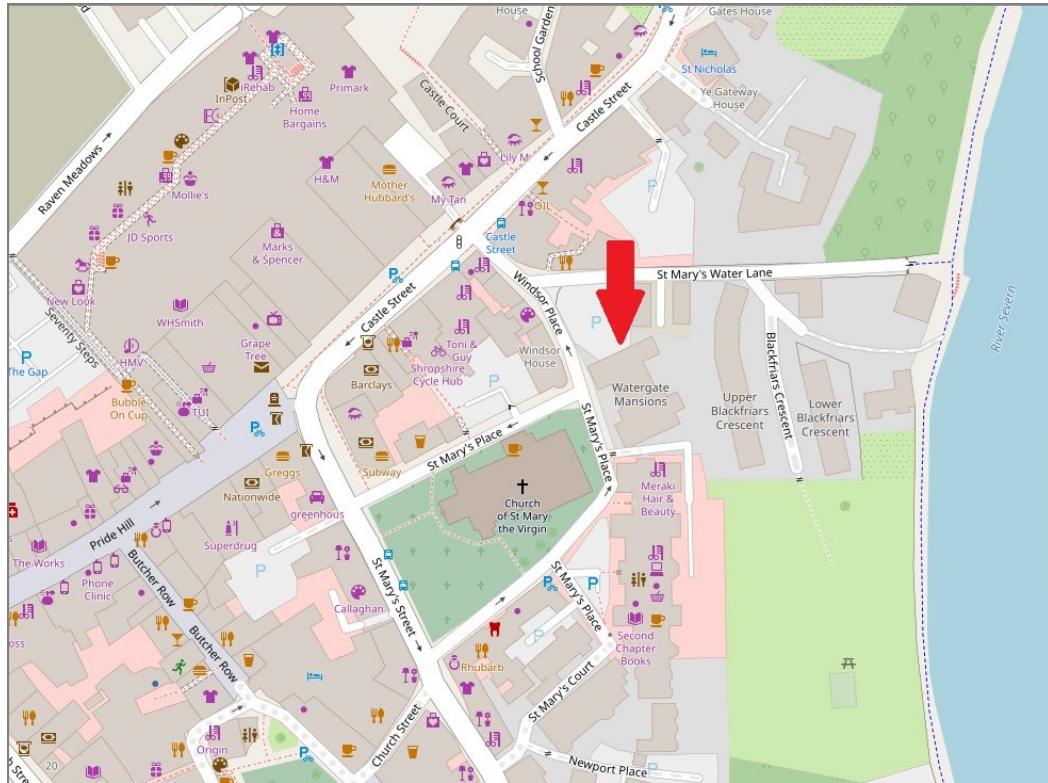
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BOUNDARIES NOT CONFIRMED



Local Authority Shropshire Council

Council Tax

Band C

EPC Band

Band C

Services Mains water, electricity and drainage are connected.

Electric heating.

Tenure

Length of lease

Service charge

Leasehold with a share of the Freehold

199 years from 1997

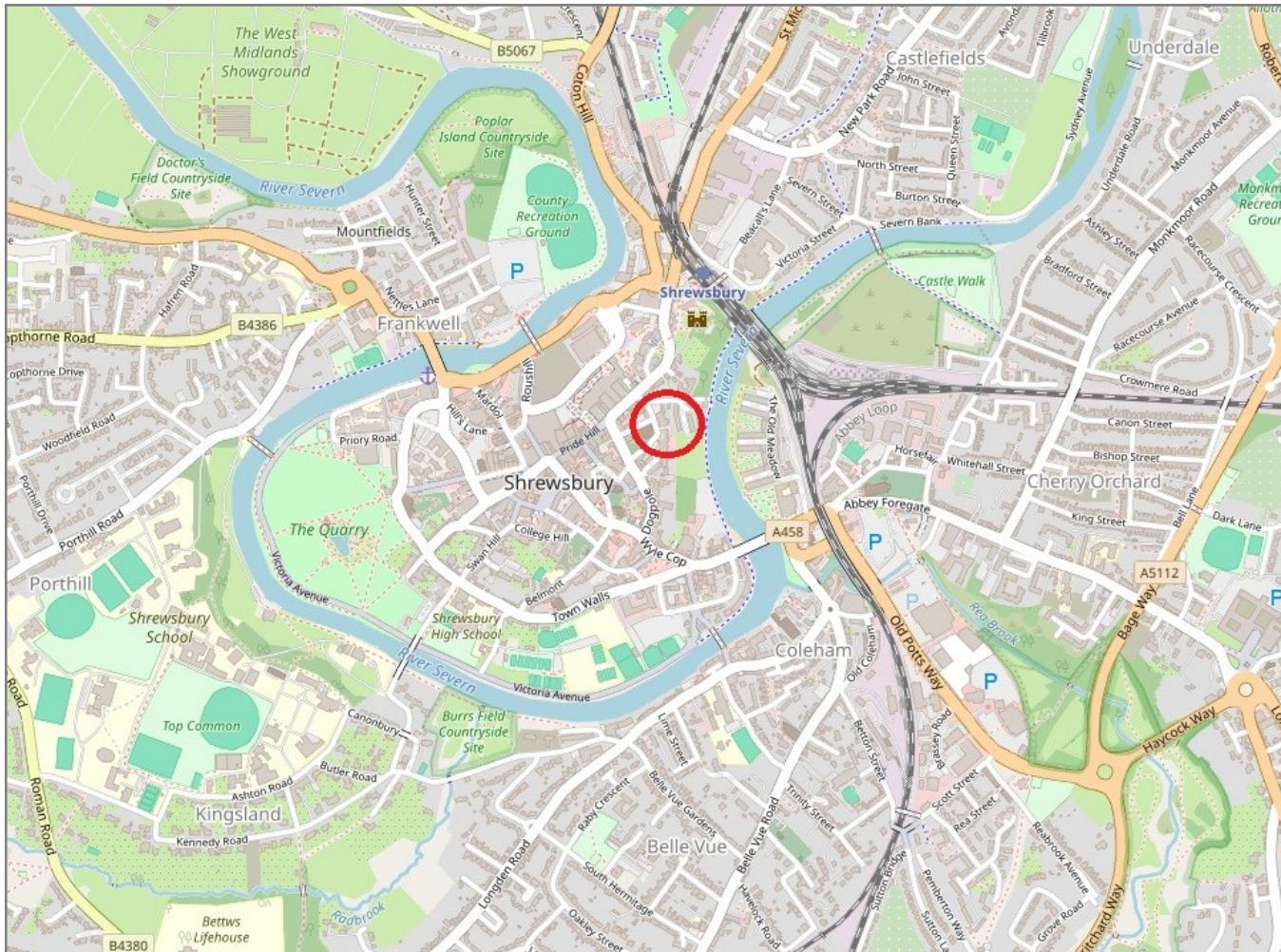
£2,900 per annum

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