



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

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

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

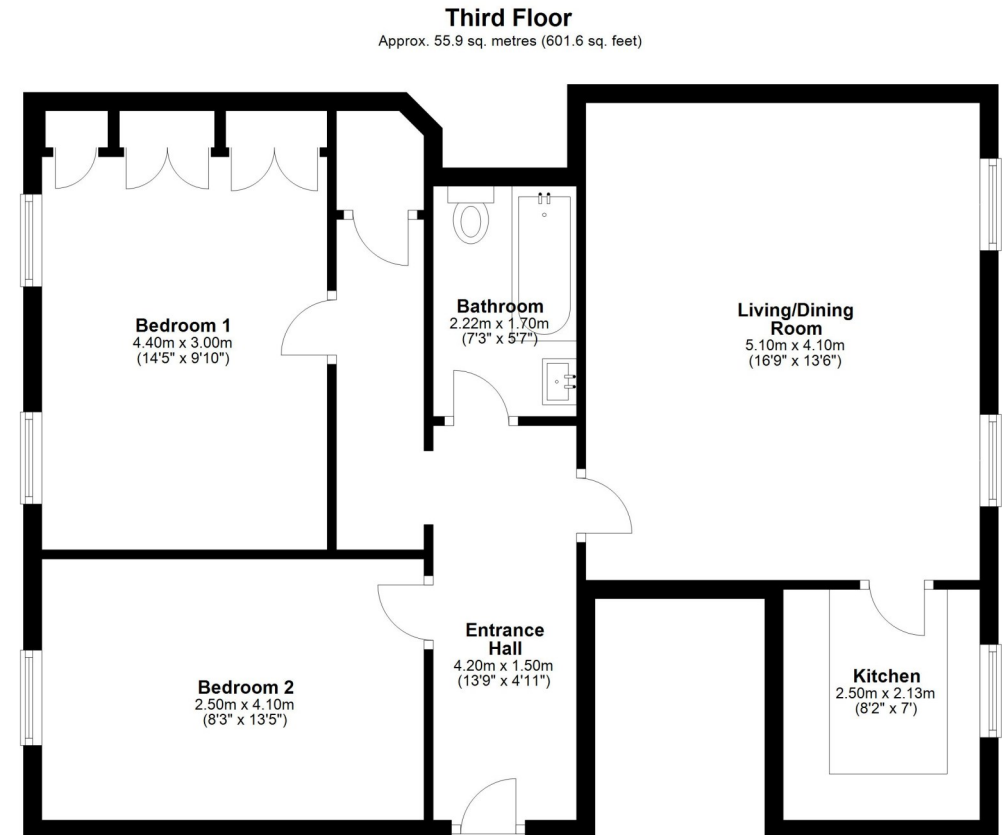
Coopergreenpooks.co.uk

£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)







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

Coopergreenpooks.co.uk

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

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)



rightmove

onTheMarket.com

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666





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

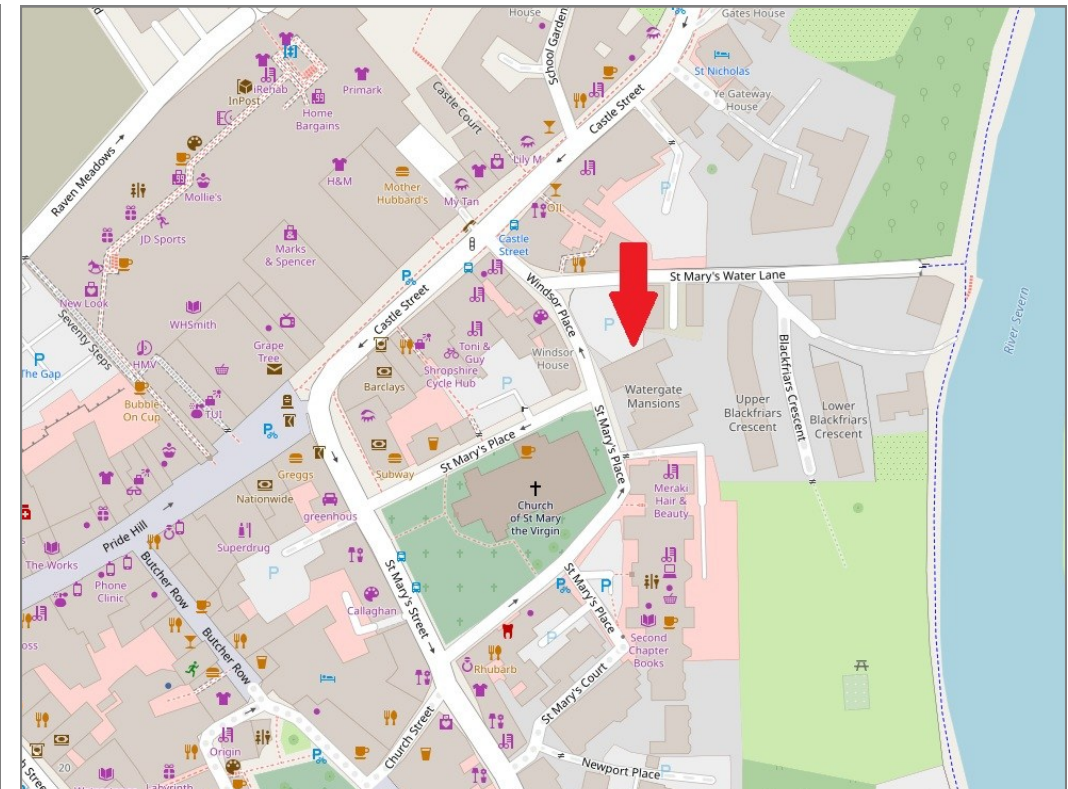
£295,000 Leasehold with a share of the Freehold — 2 bedroom third floor apartment

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

rightmove

onTheMarket.com

**RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</b>
Services	<b>Mains water, electricity and drainage are connected. Electric heating.</b>

Tenure	<b>Leasehold with a share of the Freehold</b>
Length of lease	<b>199 years from 1997</b>
Service charge	<b>£2,900 per annum</b>



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

Coopergreenpooks.co.uk

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

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.