



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

2 bedroom apartment — £300,000 Share of Freehold

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Coopergreenpooks.co.uk

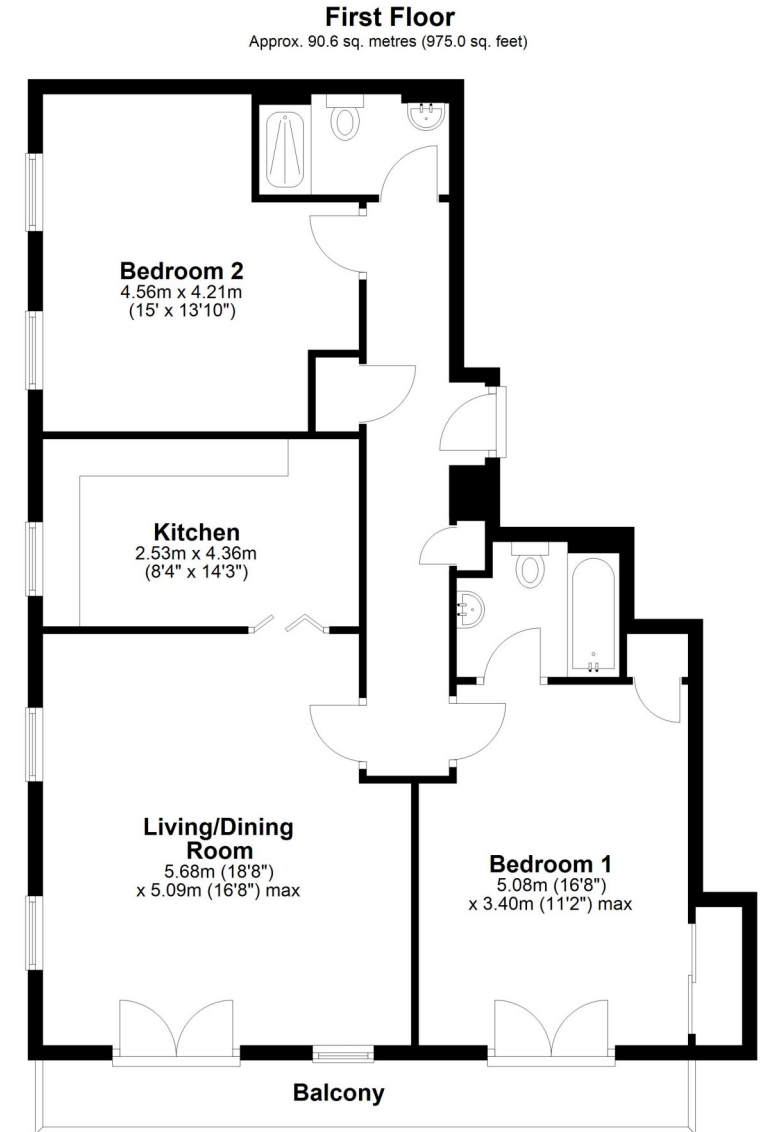
£300,000 Share of Freehold — 2 bedroom apartment

sales@cgpooks.co.uk

Occupying a lovely position within an imposing building of character, and situated within the heart of the town centre, this beautifully presented first floor apartment offers very well-proportioned and thoughtfully designed accommodation, benefitting from secure private parking and a balcony providing stunning views over the River Severn and towards the Shropshire hills.

KEY FEATURES

- Impressive and well-maintained communal entrance hall with turning staircase to the first floor
- Good-sized inner hallway with useful built-in storage
- Large living/dining room with feature fireplace, windows to two elevations and double doors to the balcony
- Separate fitted kitchen, complete with a range of units and space for appliances
- Master bedroom with built-in wardrobes, double doors to the balcony, and en-suite bathroom with shower
- A further generous double bedroom and separate well-appointed shower room
- The balcony runs along the width of the apartment to the rear, creating fantastic outdoor space with stunning views of the River Severn, English Bridge, and towards the Shropshire hills
- Secure allocated parking space, accessed via an electric gate to the side of the building
- A superb location, quietly situated within the heart of the town centre, a stone's throw from excellent amenities, bars/restaurants, and main shopping areas
- Sold with no upward chain



Total area: approx. 90.6 sq. metres (975.0 sq. feet)



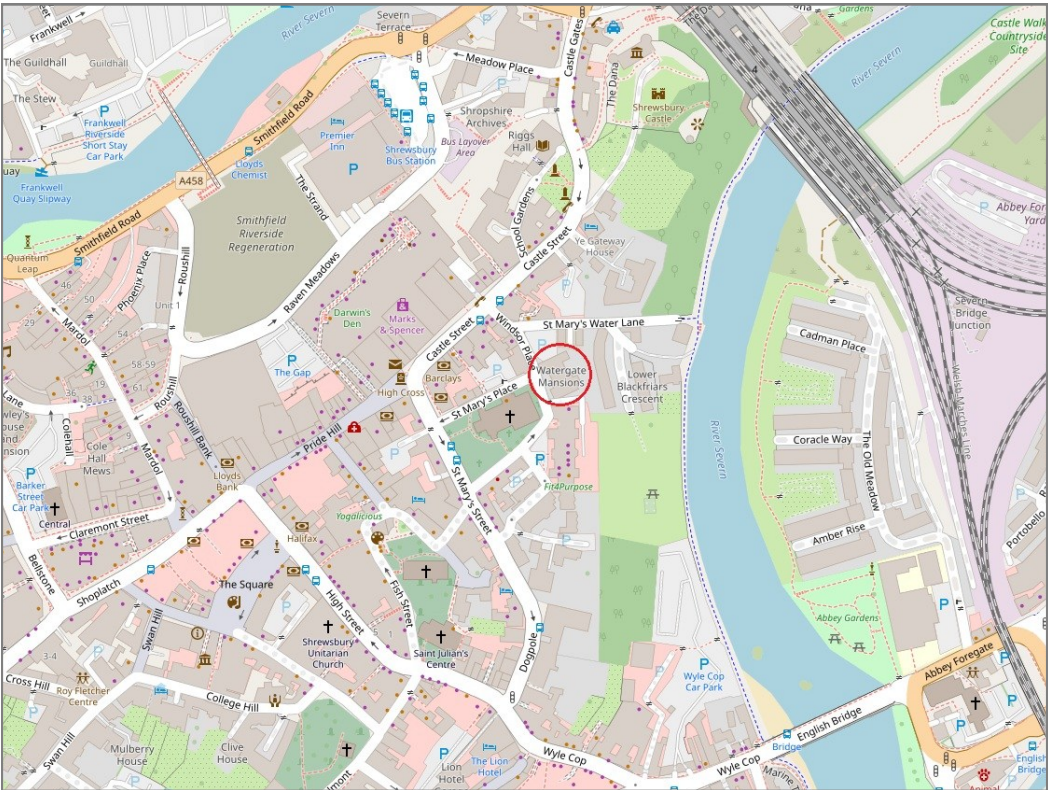
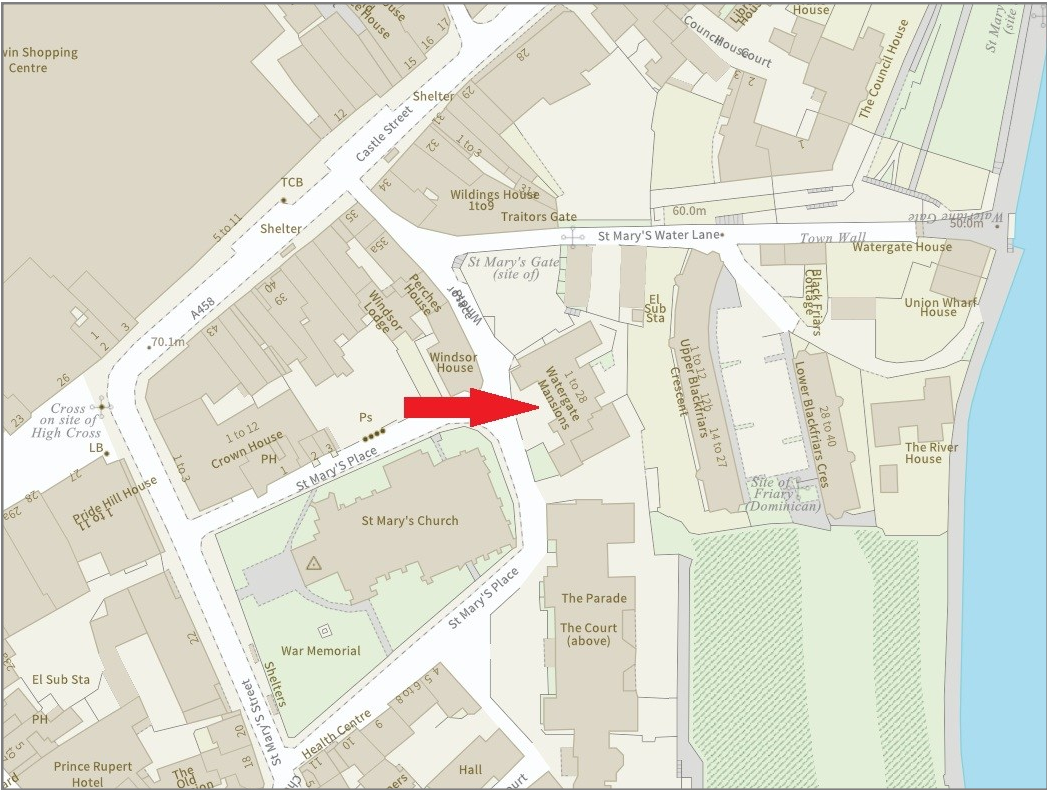






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BOUNDARIES NOT CONFIRMED

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

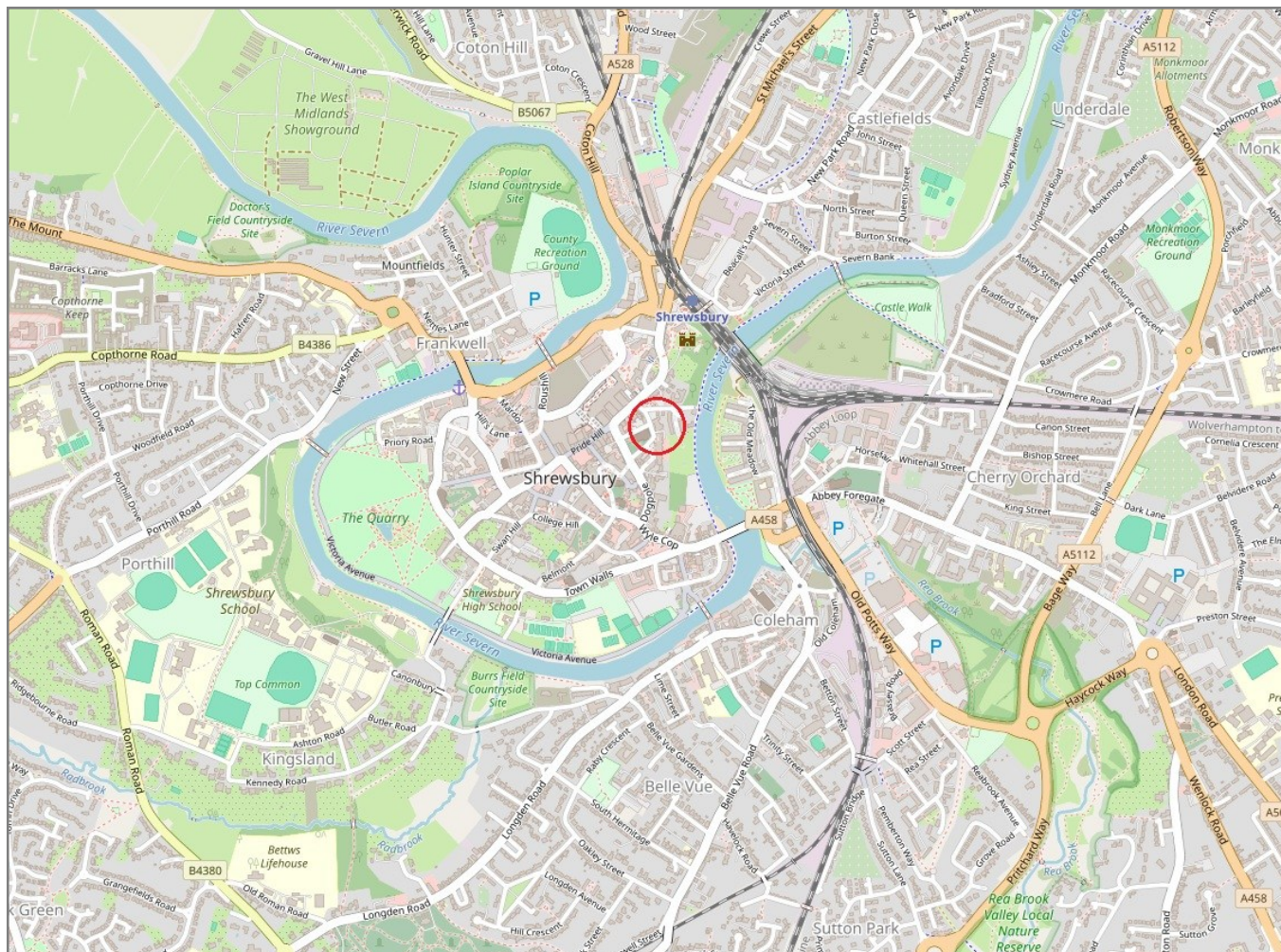
Length of Lease	199 years from 1996
Years remaining	170 years
Service Charge	£2990.34 per annum

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