



SAMUEL WOOD

3 Cornmill Square, Shrewsbury, Shropshire, SY1 2LQ

Region £185,000



3 Cornmill Square

Shrewsbury, Shropshire, SY1 2LQ



- Well Presented Ground Floor Apartment
- Open Plan Kitchen & Living Room
- Reception Hall & Dining Room
- Electric Heating
- Convenient Edge of Town Location
- Two Bedrooms & Spacious Bathroom
- Large Patio Doors & Roof Windows to Patio
- Enclosed Rear Courtyard
- Allocated Parking Space
- EPC Rating B

This ground floor apartment offers a contemporary living experience with its open-plan kitchen and living room design. Conveniently situated not far from Shrewsbury town center, residents have easy access to the vibrant amenities and cultural offerings the town has to offer. Furthermore, its proximity to the train station makes commuting and travel hassle-free. This apartment combines modern living, ample natural light, and a strategic location for a comfortable and well-connected lifestyle.

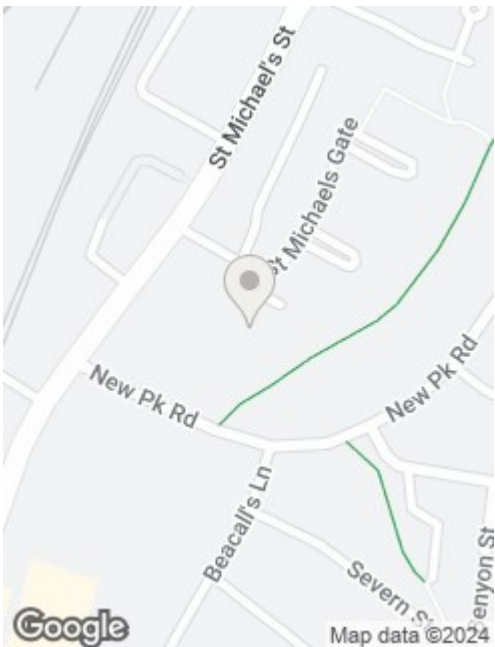
Nestled at 3 Cornmill Square, this residence offers a welcoming and well-designed ground floor layout that seamlessly integrates style and functionality. Enter through the reception hall, a charming space that sets the tone for the home. Moving forward, the dining room becomes the central hub, providing access to various key areas. The open-plan kitchen and living room showcase a contemporary design with large patio doors and roof windows, flooding the space with natural light. This area serves as a versatile and inviting space for both daily living and entertaining.

The apartment has two bedrooms and a well-appointed spacious bathroom, ensuring comfort and privacy. Moreover, the residence extends its appeal beyond the interiors with an enclosed patio accessible from the living room, providing an ideal spot for relaxation or outdoor gatherings.

Strategically positioned on the outskirts of Shrewsbury town center, 3 Cornmill Square offers residents the advantage of easy access to the town's amenities, cultural attractions, and bustling atmosphere. Additionally, the proximity to the train station enhances connectivity, making commuting and travel convenient for the occupants. This property seamlessly combines practical living spaces, contemporary design, and a strategic location to create a comfortable and well-connected home.







Directions

Turn off St Michaels Street into St Michaels Gate where Commill Square can be located on the right hand side.

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 11 Mbps, Superfast 80 Mbps & Ultrafast 1139 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 199 years from 1.1.2002 - 177 years remain.

Service Charges: £1240 PA

Ground Rent: tbc

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

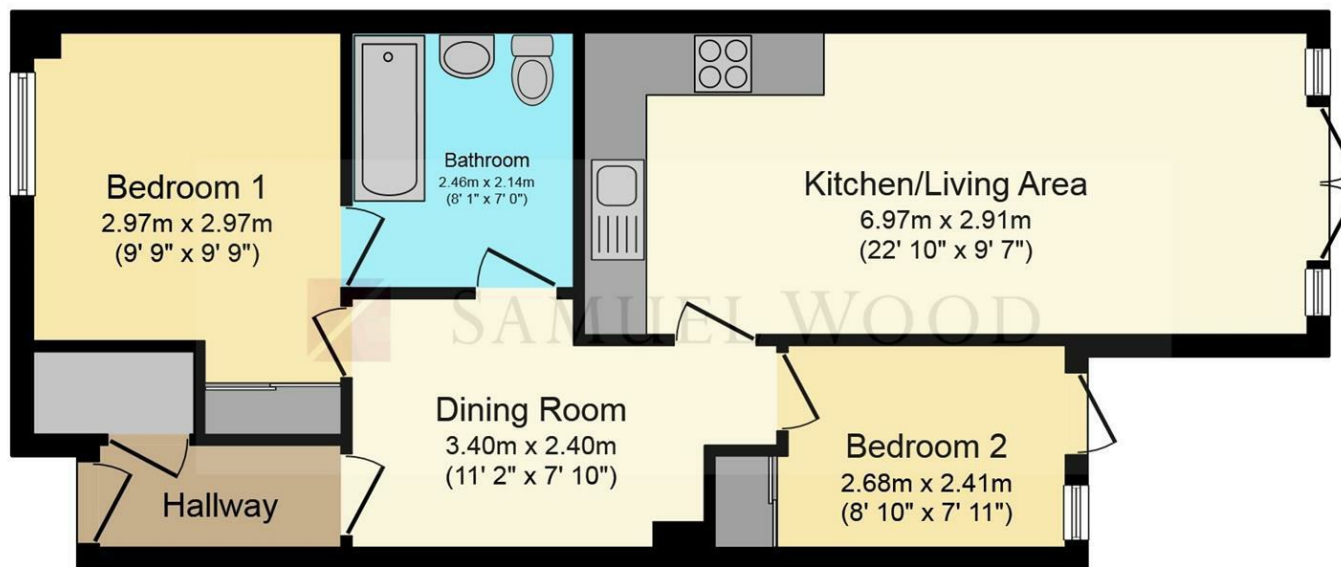
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Floor Plan

Total floor area 55.4 m² (597 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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