



**Sherbourne, 24 Stonehurst, Sutton Road, Shrewsbury, SY2 6DD**

1 bedroom apartment — £154,000 Share of Freehold

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Coopergreenpooks.co.uk

£154,000 Share of Freehold — 1 bedroom apartment

sales@cgpooks.co.uk

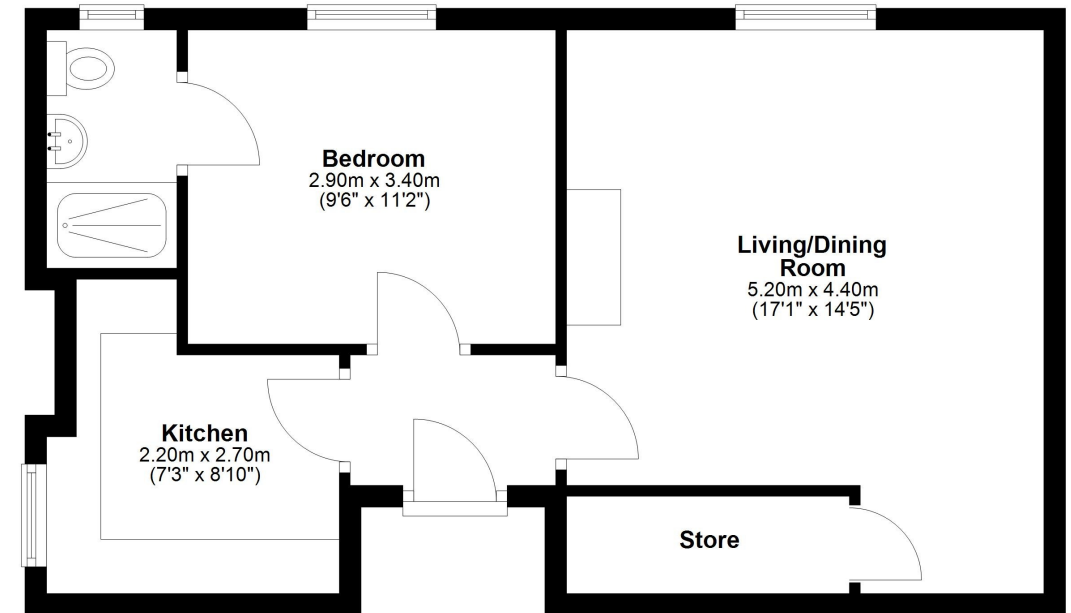
Situated within an imposing former school building of character, this well-presented first floor apartment offers neatly presented and well-designed accommodation, while retaining plenty of period features such as high ceilings and large sash windows. The property is located within a very popular residential area, and benefits from private allocated parking and landscaped communal gardens.

## KEY FEATURES

- Impressive communal entrance opening to stunning main hall which has a beautiful staircase, parquet flooring and stained-glass light lantern
- Sherbourne is on the first floor of the building accessed via the stunning central landing, and quietly tucked away through a separate hallway
- Private inner hallway with telephone intercom system
- Large open plan living/dining room with feature chimney breast and recess, window overlooking the gardens, and useful store cupboard
- Modern fitted kitchen with a range of units and space for appliances
- Good-sized double bedroom and en-suite shower room
- Electric heating and fully double-glazed sash windows - installed within the last 6 years
- Neatly kept communal garden, complete with seating and drying areas for residents' use. There is also a communal cellar and bike storage facilities, as well as private storage for each flat
- Allocated parking space to the rear of the building
- Sold with a share of the freehold and managed by the residents with a long lease, no ground rent and an annual service charge of £1,440 PA (with option to pay monthly)
- A fantastic location within a sought-after residential area, just a short distance from excellent amenities such as shops and a doctor's surgery, with lovely walks through the Reabrook Nature Reserve, as well as being within a 30 minute walk of the town centre

## First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)









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



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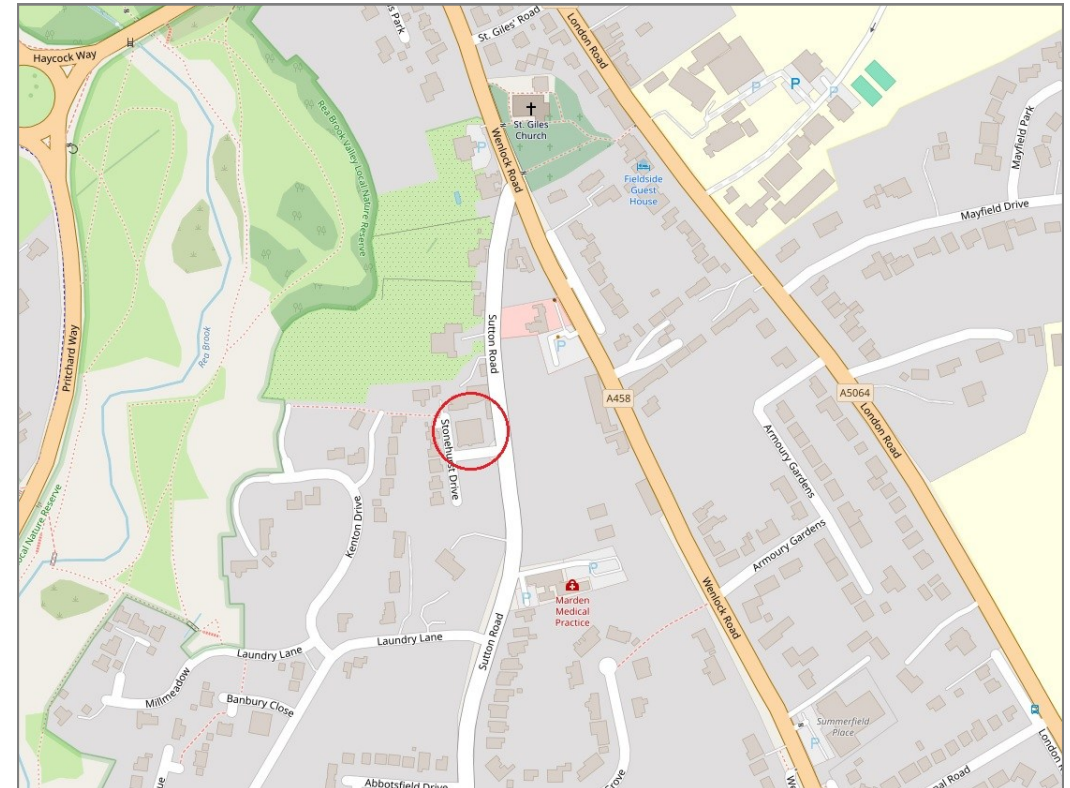
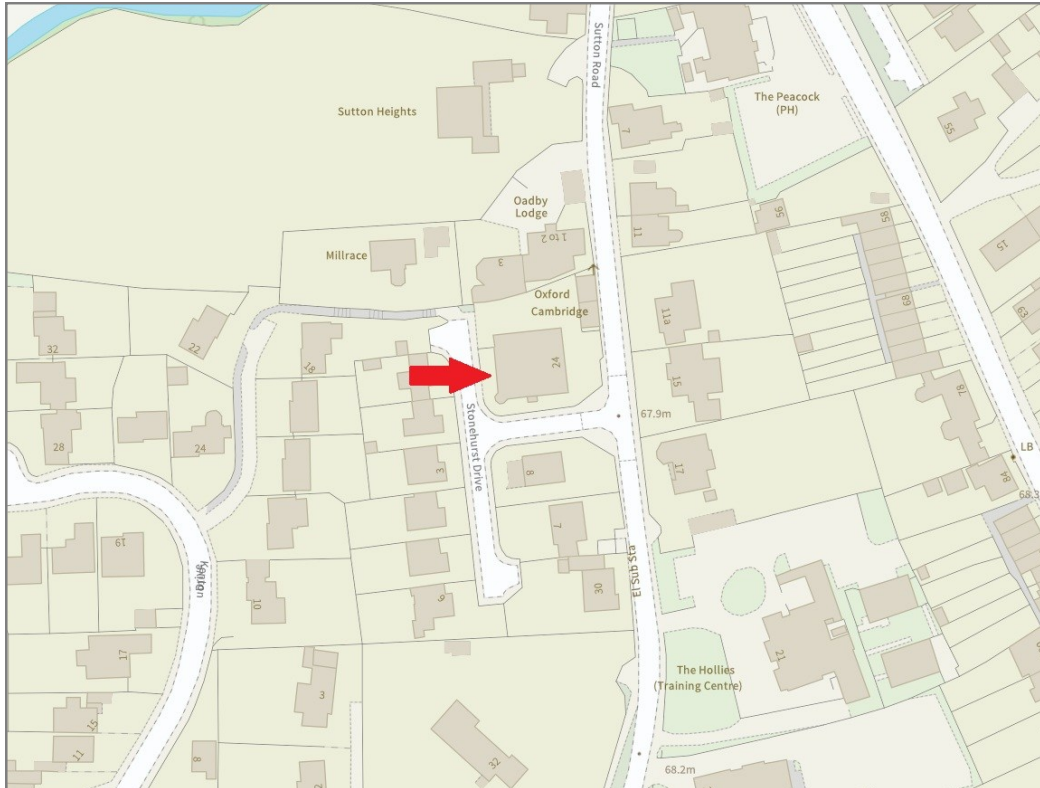
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**BOUNDARIES NOT CONFIRMED**

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

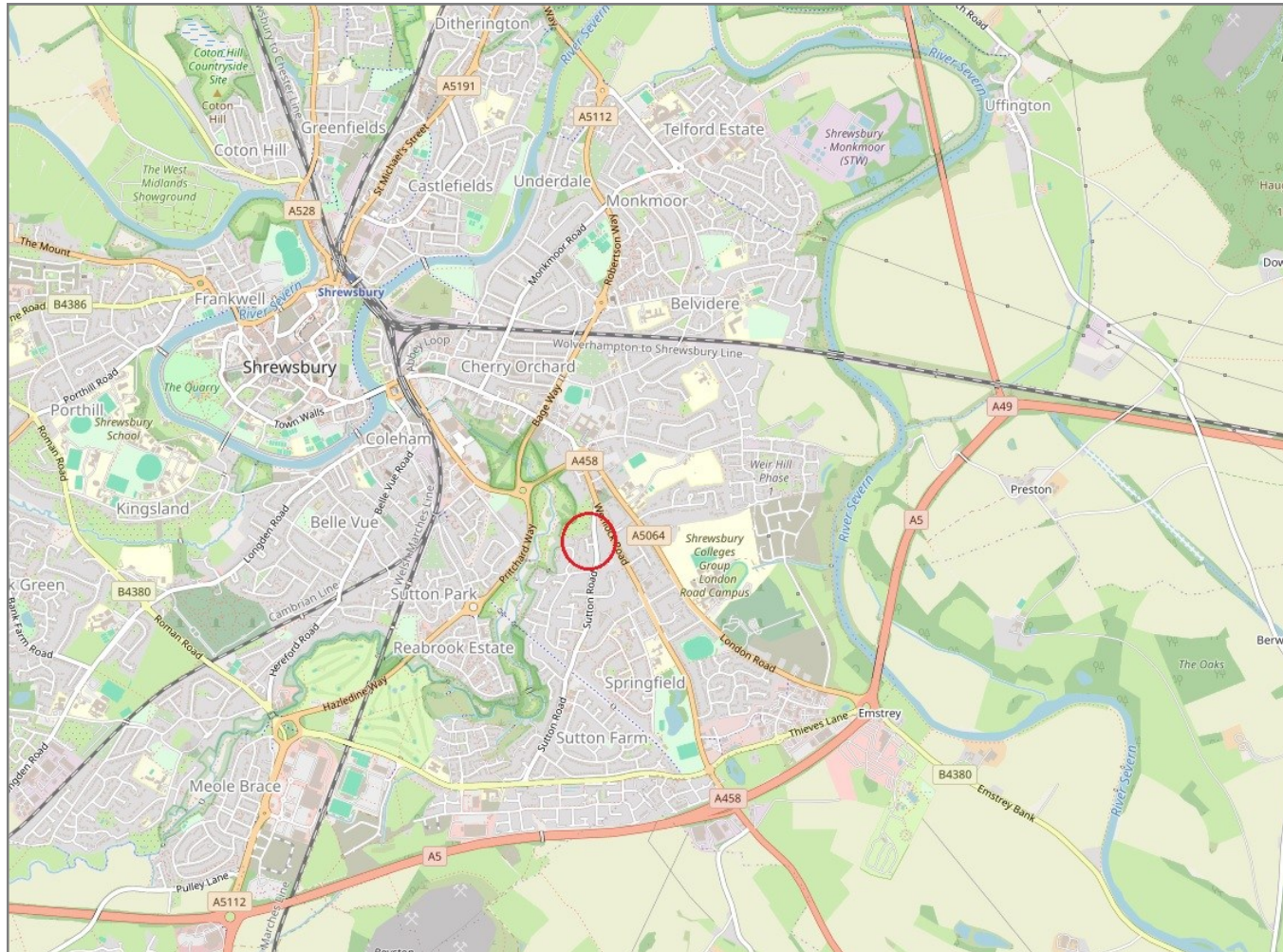
Tenure	<b>Share of Freehold</b>
Lease Length	<b>964 years remaining</b>
Service Charge	<b>£1,440 per annum (option to pay monthly)</b>

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