

COOPER GREEN POOKS

53 Oliver Road, Leighton Park, Shrewsbury, SY3 5FX

2 bedroom apartment — £280,000 Leasehold

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Coopergreenpooks.co.uk

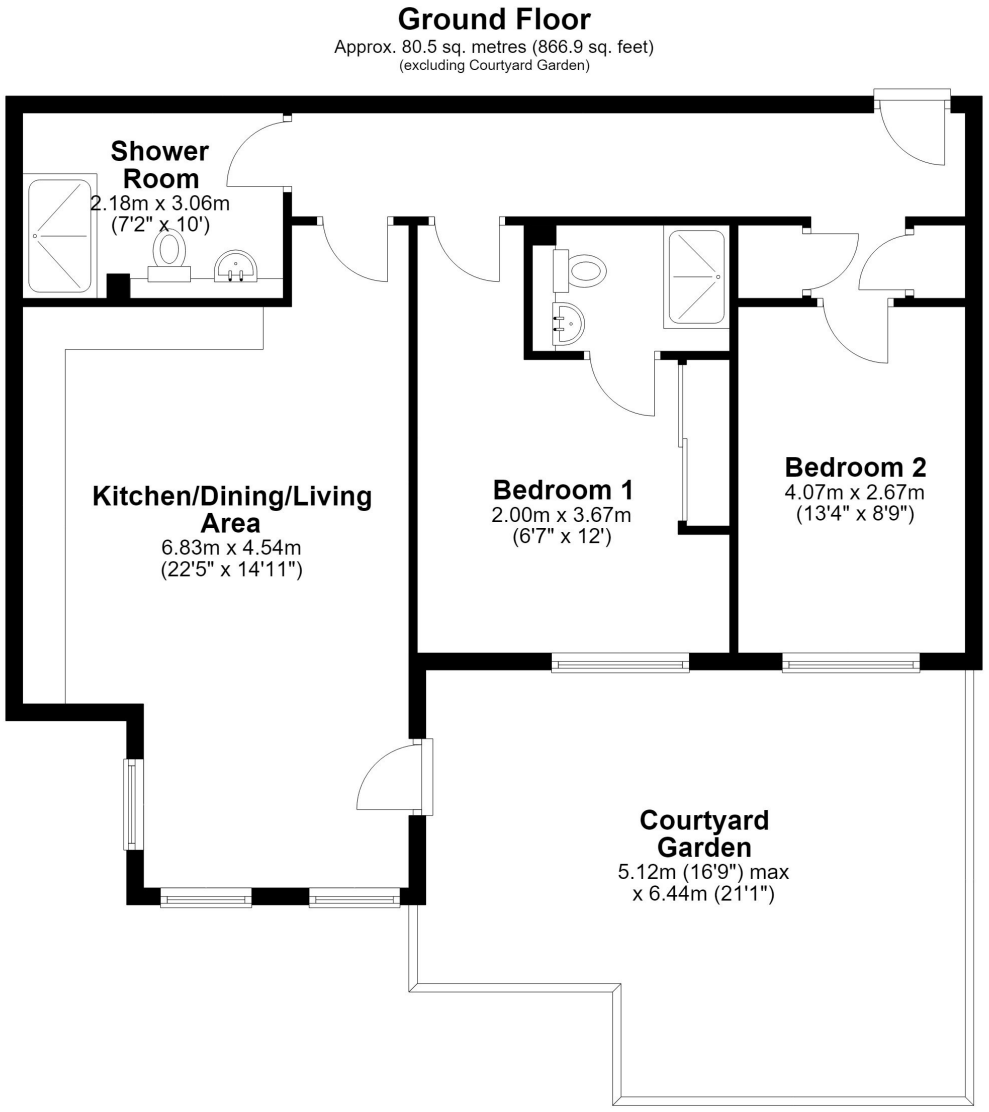
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sales@cgpooks.co.uk

This very impressive south facing ground floor apartment offers excellent accommodation in a fantastic setting, with its own private entrance, 2 parking spaces and a lovely courtyard garden.

KEY FEATURES

- Immaculately presented interior with high ceilings and large windows providing lots of natural light, as well as a nice outlook from each room.
- Sizable entrance hall with two built in stores, one of which has plumbing for washing machine.
- Open plan kitchen/dining/living area with a feature bay window and door to the courtyard garden.
- The well fitted kitchen/dining/living area also has a tiled floor and an extensive range of units with integrated appliances.
- Two double bedrooms and a shower room. The main bedroom also has bult in wardrobes and a further ensuite shower room.
- Gas central heating and double-glazed windows.
- Two adjoining parking spaces within close proximity to the front of the property, with additional guest spaces nearby.
- Gated access to a superb courtyard garden which is south facing and private to the property with paved and gravelled areas.
- Very attractive setting in a quiet and private residents' courtyard with views across the well-kept communal grounds, from which there is access to the neighbouring grounds of Shelton cricket club.
- Walking distance of Oxon school, the Royal Shrewsbury Hospital and Bicton shopping complex.
- The property is being sold with no onward chain.



Total area: approx. 80.5 sq. metres (866.9 sq. feet)

(excluding Courtyard Garden)



























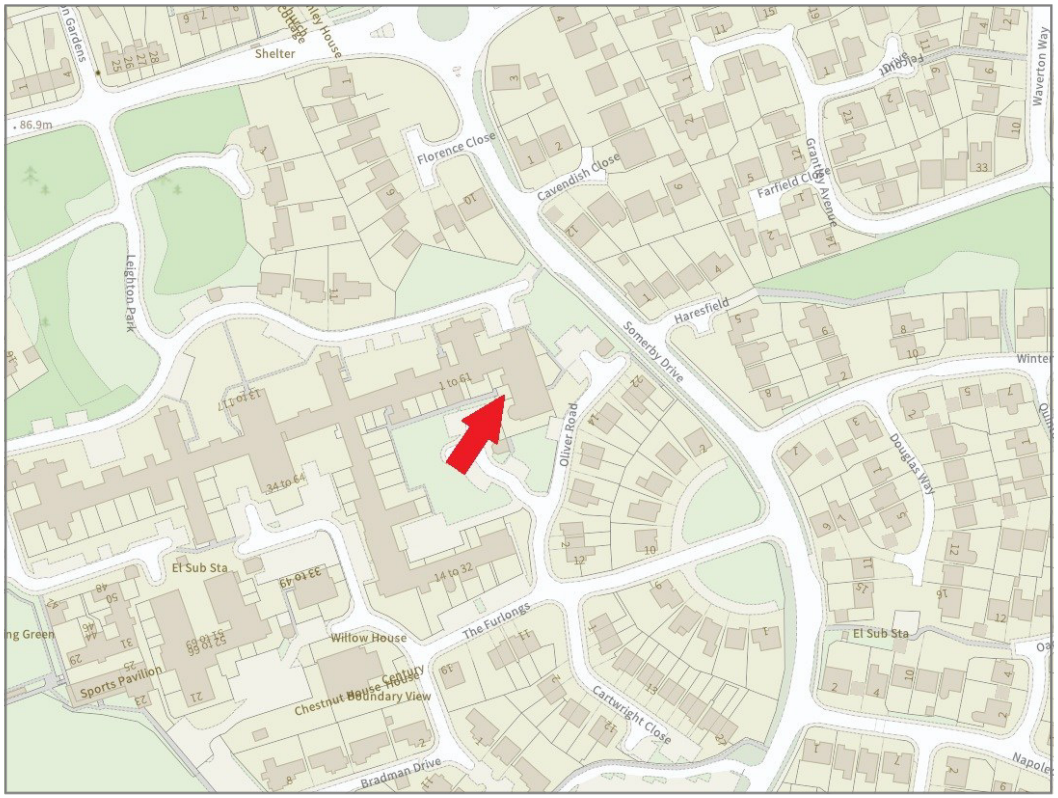


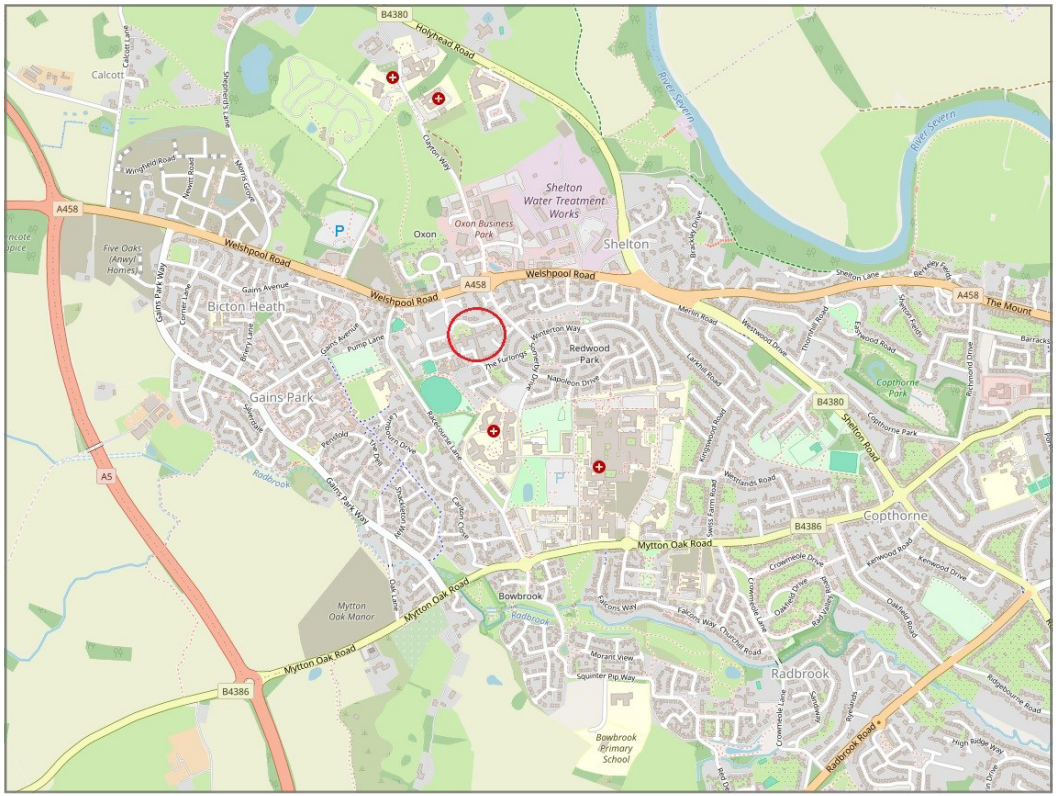

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BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**
Council Tax	**Band C**
EPC Band	**Band C**
Services	**All mains services are connected**

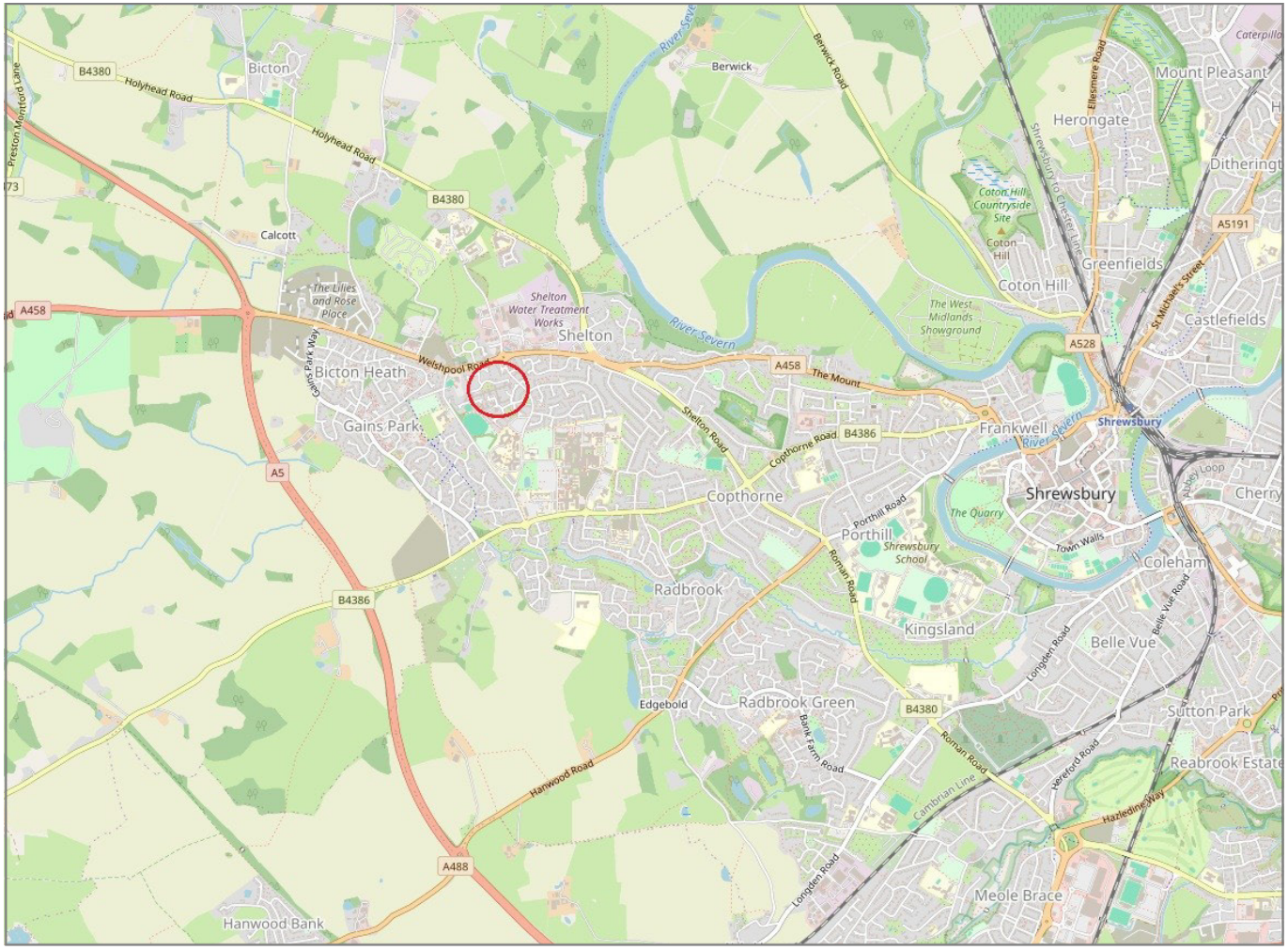
Tenure	**Leasehold**
Lease Length	**199 years from May 2021**
Service Charge	**£741.89 every six months**
Ground Rent	**£392.49 per annum**

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