



**6 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW**

2 bedroom first floor apartment—£160,000 Leasehold (with a share of the Freehold)

## 6 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW

Coopergreenpooks.co.uk

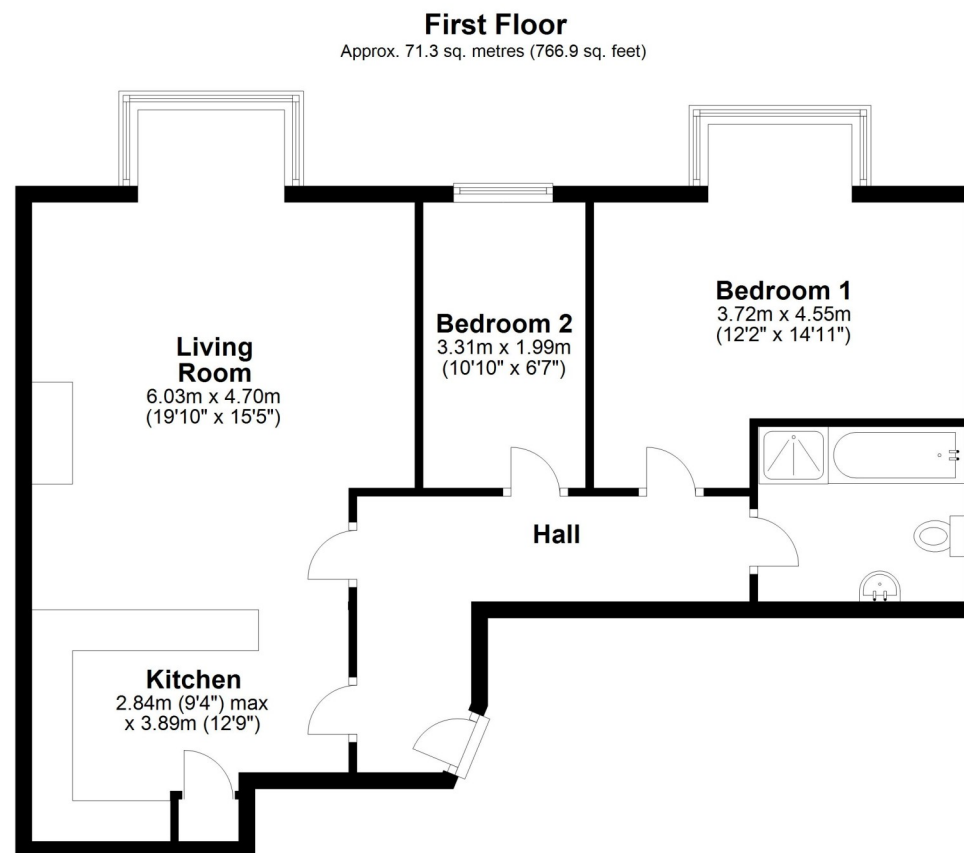
£160,000 Leasehold (with a share of the freehold) — 2 bedroom first floor apartment

sales@cgpooks.co.uk

**This well-proportioned 2 bedroom first floor apartment is situated within a stunning former mansion house and school, surrounded by beautiful communal gardens with fantastic views over open countryside, while being quietly located on the fringe of a popular village, just a ten minute drive from Shrewsbury.**

### KEY FEATURES

- Neatly presented communal entrance with impressive turning staircase to the first floor
- Good-sized private inner entrance hall with telephone intercom system
- Large open plan living/dining area with a feature fireplace and stone mullion bay window offering views over the communal gardens and countryside
- Fitted kitchen with a range of units, plenty of storage, and space for appliances
- Two bedrooms (one large double and a single) and a family bathroom with separate shower. Bedroom one also has a feature bay window and built-in wardrobe
- Plenty of parking for residents and guests
- The stunning communal gardens total approx. 4 acres, which adjoin open countryside and are owned by the residents, comprising areas of lawn, woodland, orchard, and a variety of seating areas, as well as a secluded pool
- A lovely quiet location, while being a short distance from the village of Harmer Hill, and just a 10 minute drive from Shrewsbury
- The property is sold with no upward chain, a share of the freehold and a long lease



Total area: approx. 71.3 sq. metres (766.9 sq. feet)











# 6 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW

£160,000 Leasehold (with a share of the freehold) — 2 bedroom first floor apartment

sales@cgpooks.co.uk

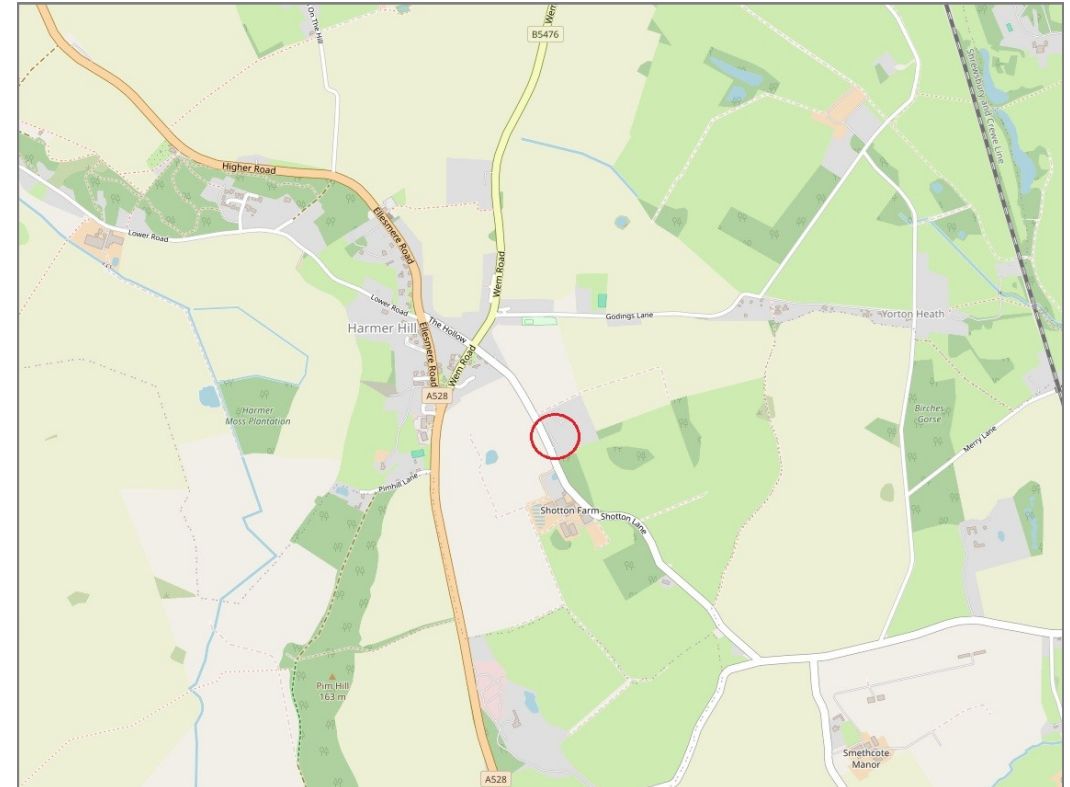
rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**



Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band C**  
**Band C**  
**Mains water, electricity and drainage are connected**  
**Heating is electric**

Tenure  
Lease  
Service Charge  
Ground Rent

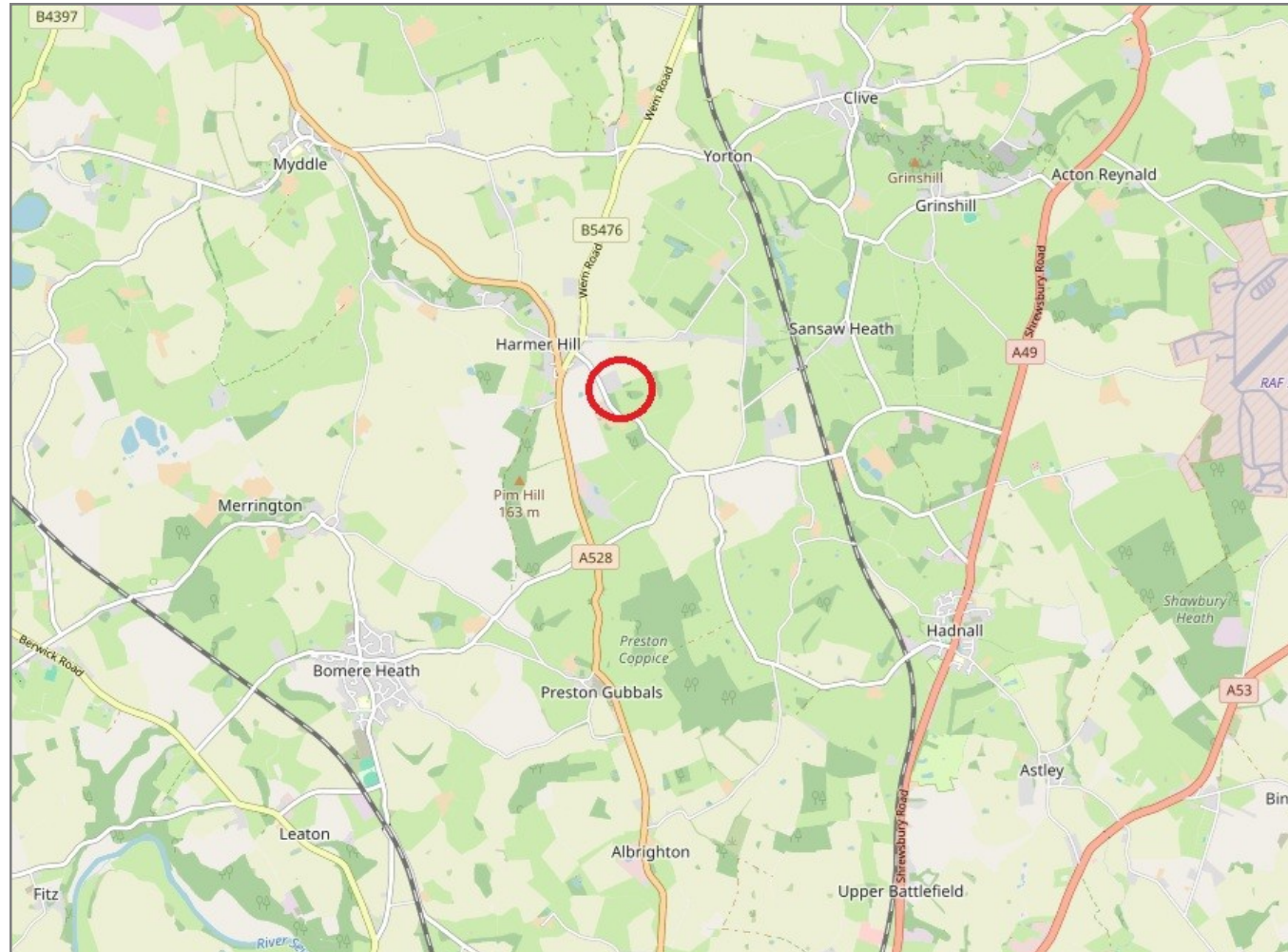
**Leasehold**  
**999 years from 2002**  
**£2835.16 per annum**  
**None**

## 6 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW

Coopergreenpooks.co.uk

£160,000 Leasehold (with a share of the freehold) — 2 bedroom first 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.