



46 The Old Meadow, Abbey Foregate, Shrewsbury SY2 6GA

Second floor 2 bedroom apartment—£182,500 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Situated just a 5-minute walk from the town centre, this modern and well-designed second floor apartment (with lift access), is set within a very popular gated development with a private parking space, along with access to beautiful communal gardens and riverside walks.

KEY FEATURES

- Good sized entrance hall with built in double door storage cupboard and entry phone system.
- Open plan living room and kitchen/dining area with wood effect flooring and two windows to front.
- Modern fitted kitchen with integrated appliances.
- Two double bedrooms with built in wardrobes and separate a well-appointed bathroom.
- Double glazed windows and gas fired central heating.
- Private allocated parking space.
- Superb landscaped communal gardens for resident's use, with direct access to stunning riverside walks.
- Secure gated entrance with entry code and intercom system.
- No upward chain

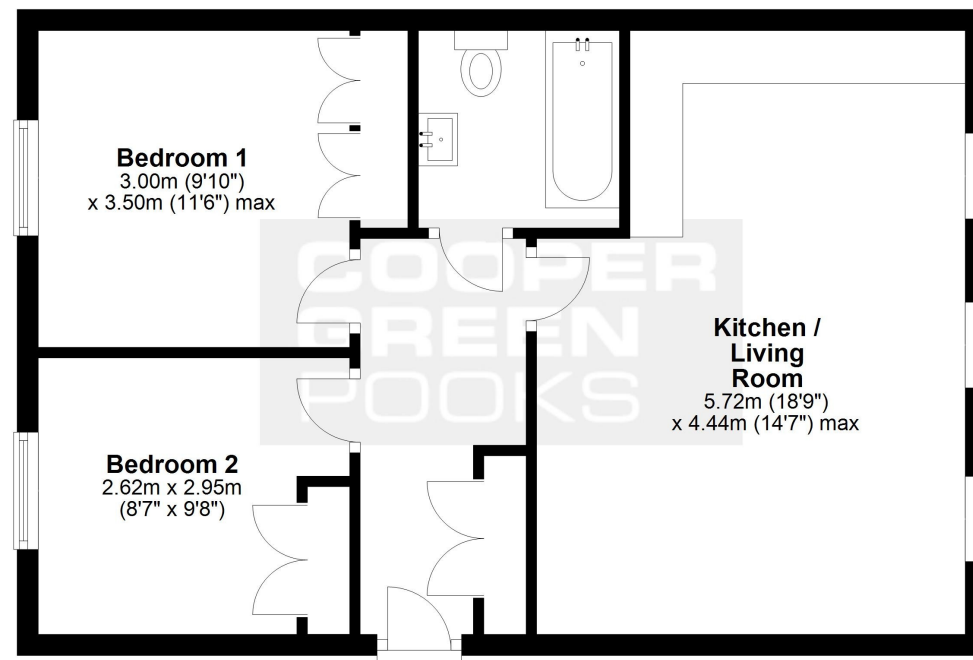
Cooper Green Pooks
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Second Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Bedroom 1
3.00m (9'10")
x 3.50m (11'6") max

Bedroom 2
2.62m x 2.95m
(8'7" x 9'8")

**Kitchen /
Living
Room**
5.72m (18'9")
x 4.44m (14'7") max

Total area: approx. 50.0 sq. metres (537.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



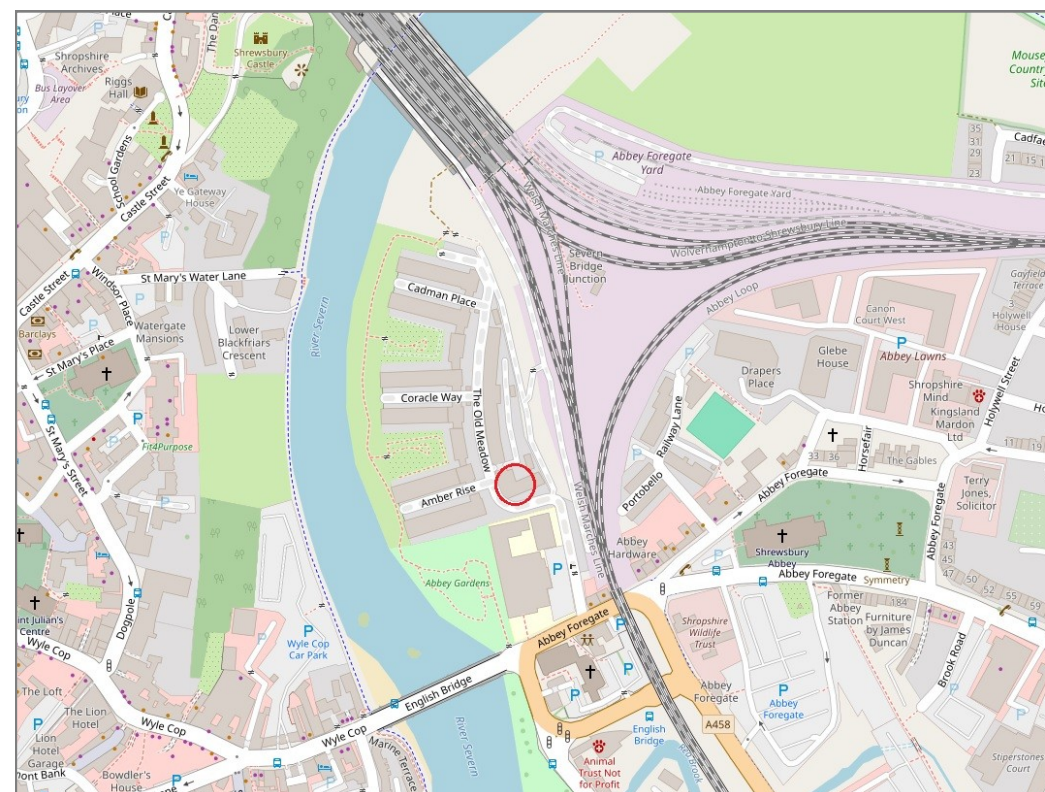
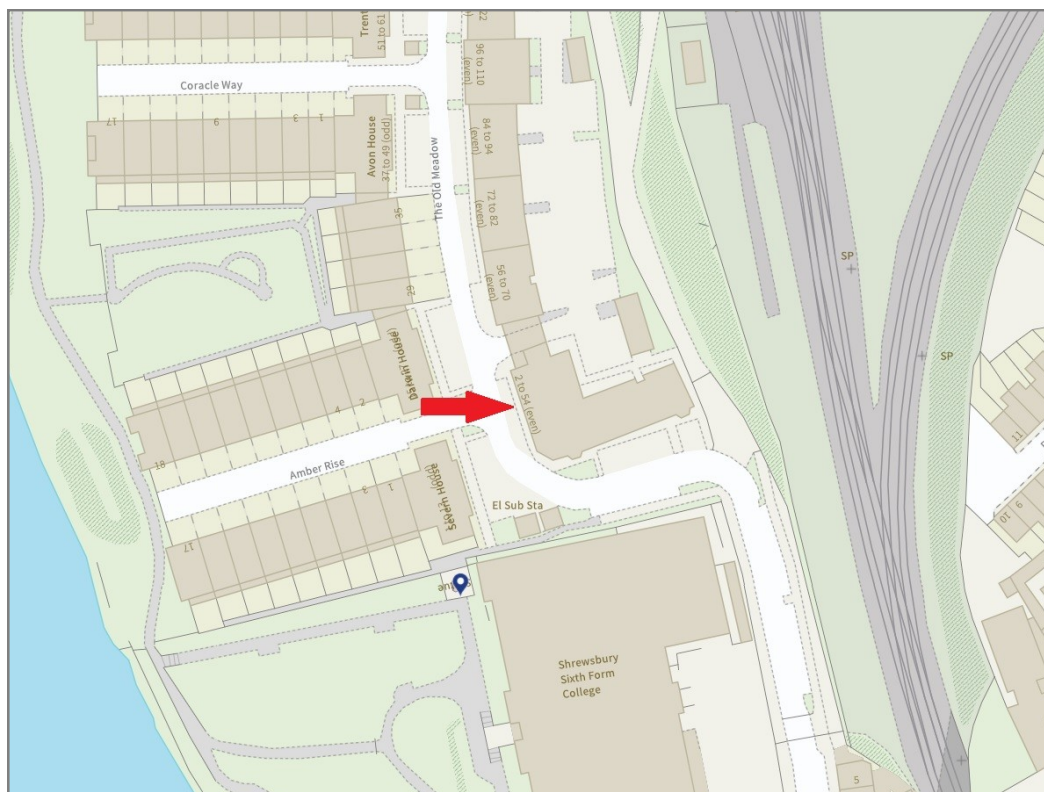


Communal Garden

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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease Term	155 years from 2012
Ground Rent	£300 PA
Service Charge	£1,947 PA

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

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