



22/23 Claremont Hill, Shrewsbury, SY1 1RD

Investment Residential apartments—£425,000 Freehold

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Coopergreenpooks.co.uk

£425,000 Freehold—Investment residential apartments

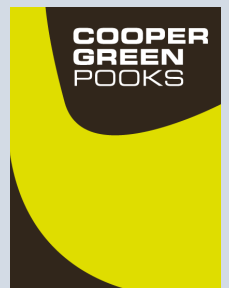
Located in a lovely setting on one of the town's prettiest streets a stone's throw from the beautiful Quarry Park. This is a rare opportunity to purchase an attractive and substantial Grade II Listed town centre property, which is currently divided into 3 spacious and well-maintained apartments with a private walled garden. The current annual rental income for the 3 apartments could comfortably be in the region of £27,000 and the property could also be easily converted into a single town house if preferred.

KEY FEATURES

- The ground floor duplex apartment has its own private entrance, as well as a sizable walled courtyard garden with veranda. The accommodation comprises a vestibule and spacious hall, as well as a large living/dining room and separate kitchen. There is a staircase from the hall to the landing where there is a large double bedroom and a well fitted bathroom with separate shower.
- There are two further 1-bedroom apartments on the upper two floors. Both of which have nice outlooks, either an open plan or separate kitchen and a bath or a shower room.
- Really good location in the heart of the town centre, right next to the Quarry Park, main shopping areas and many bars and restaurants. The railway station is also just a 5/10-minute walk from the property.
- Our lettings team are happy to discuss any questions with regards to potential rents and agency management if required.
- There is no off-street parking included with the sale but please ask us for more information with regards to renting spaces in the locality.
- Vacant with no onward chain.

Cooper Green Pooks
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Shrewsbury
SY1 1QF

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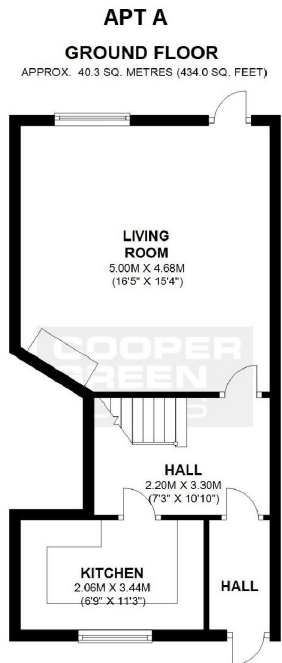


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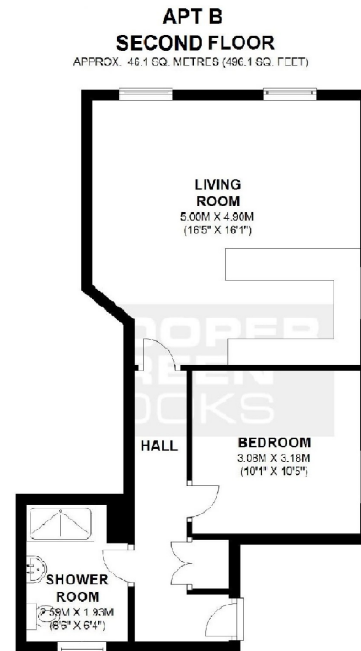
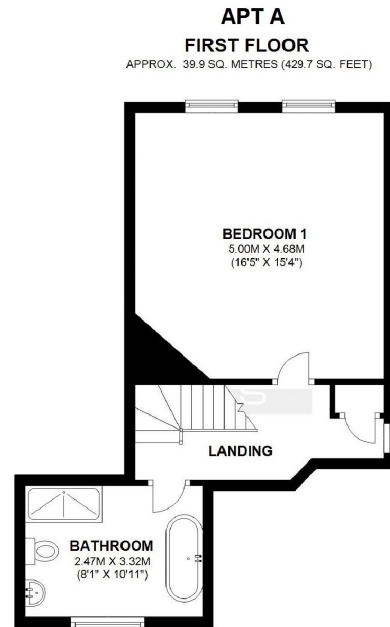
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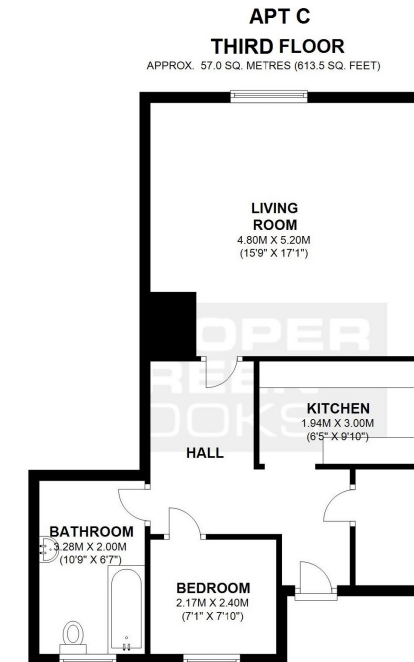
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TOTAL AREA: APPROX. 80.2 SQ. METRES (863.7 SQ. FEET)



TOTAL AREA: APPROX. 46.1 SQ. METRES (496.1 SQ. FEET)



TOTAL AREA: APPROX. 57.0 SQ. METRES (613.5 SQ. FEET)

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Apt A—B Band Apt B & C—A Band





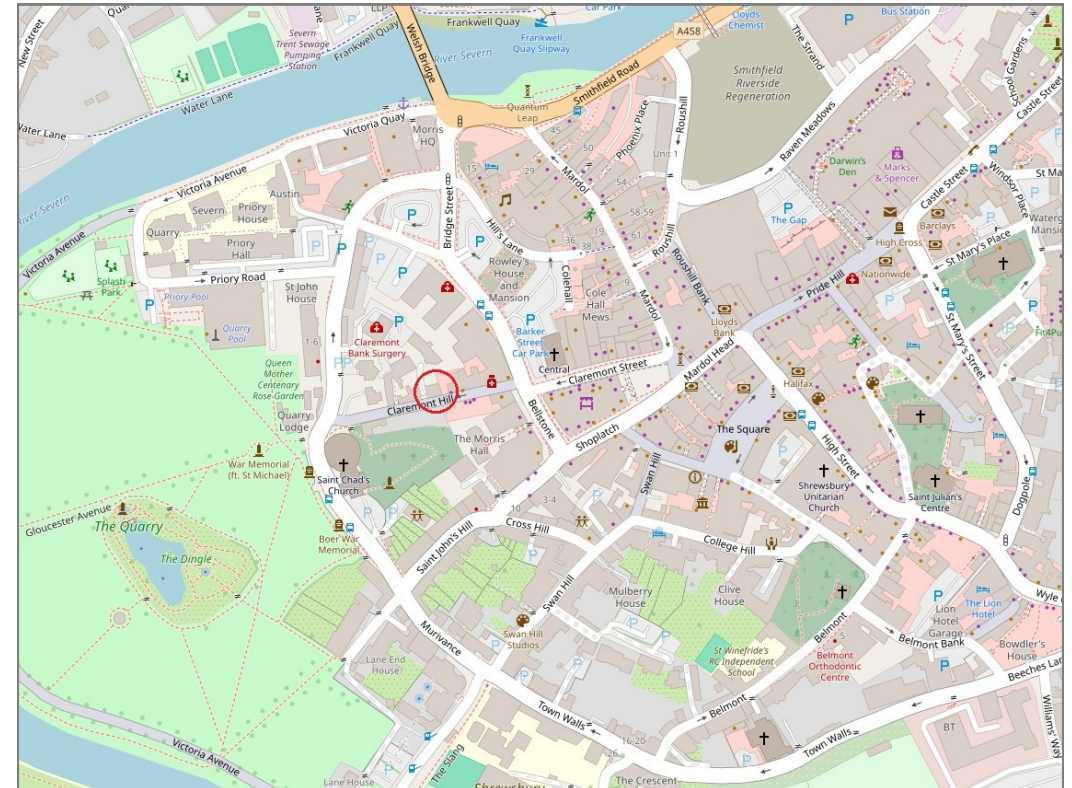
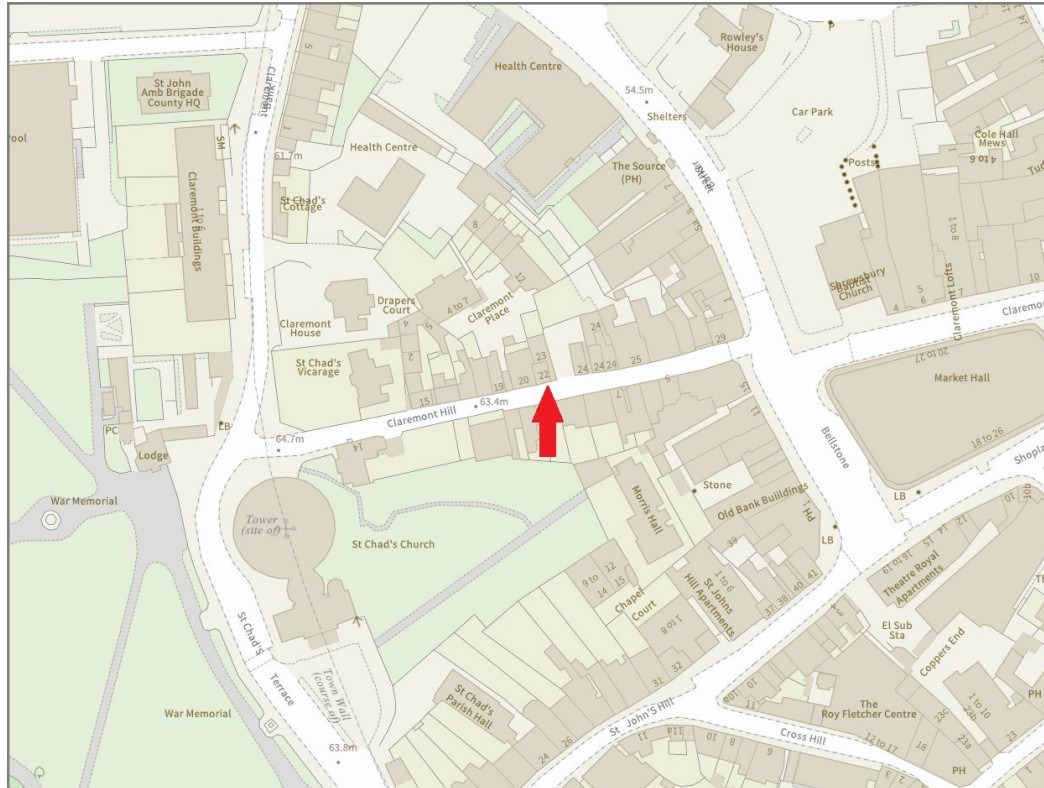


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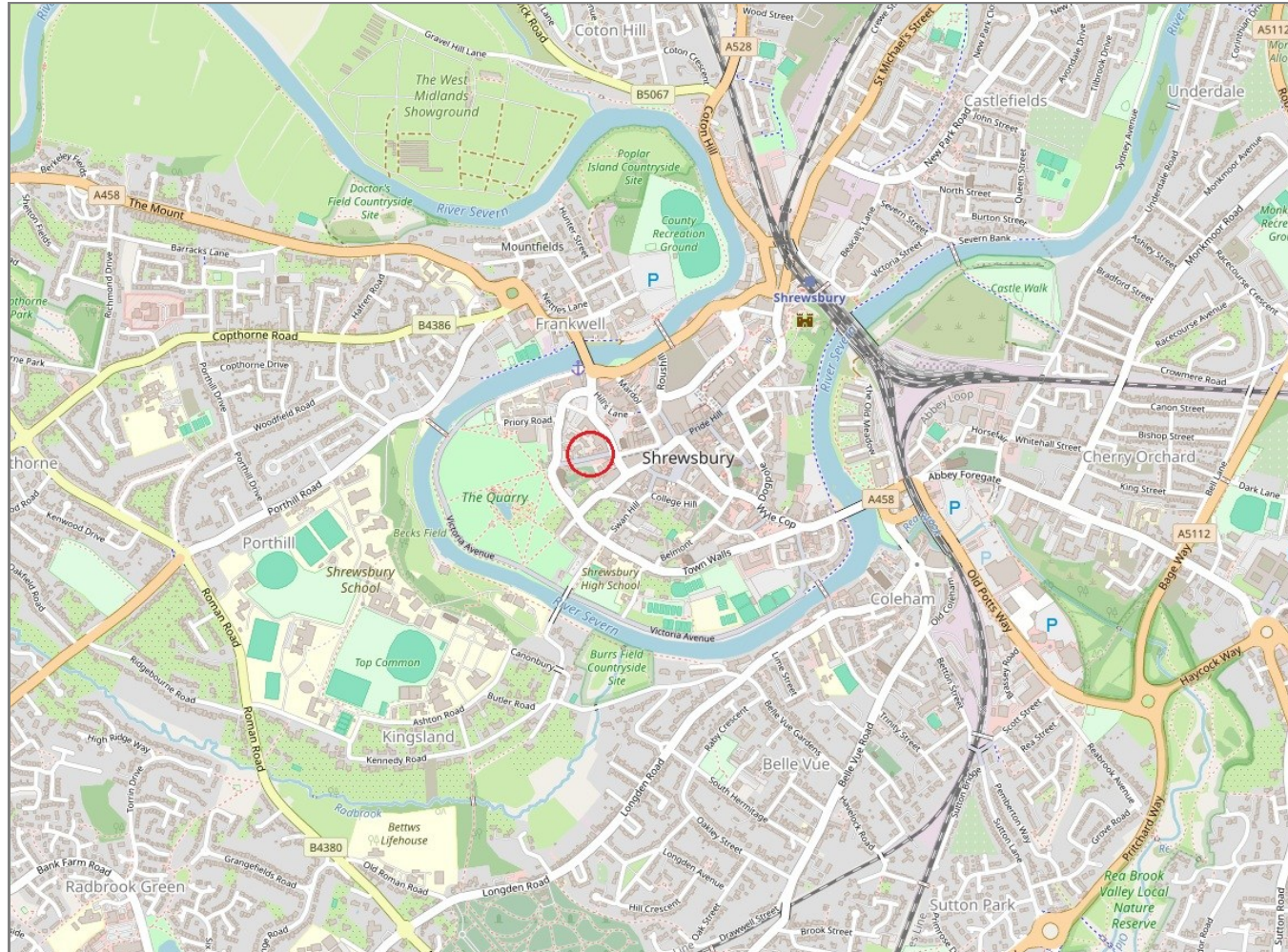


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