



**5 Priory House, Priory Road, Shrewsbury, SY1 1RU**

2 bedroom apartment — £220,000 Leasehold

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Coopergreenpooks.co.uk

£220,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

Occupying a superb position with a lovely outlook over the Quarry Park, this individually designed first floor apartment forms part of an imposing Grade II Listed building of character within the centre of town, approached by attractive communal gardens.

## KEY FEATURES

- Well-maintained communal entrance and turning staircase to the first floor
- Private inner hallway with useful storage
- Open plan living/dining area with windows to two elevations and views over the Quarry Park and towards the River Severn
- Well-fitted kitchen, complete with integrated appliances
- Two bedrooms, both having built-in wardrobes, and a separate family bathroom with shower
- Feature sash windows and modern electric heating
- Landscaped communal gardens to front
- A superb location within the centre of the town, a stone's throw from excellent amenities, bars and restaurants, and main shopping areas
- A private parking space may be available on a rental basis via separate negotiation

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

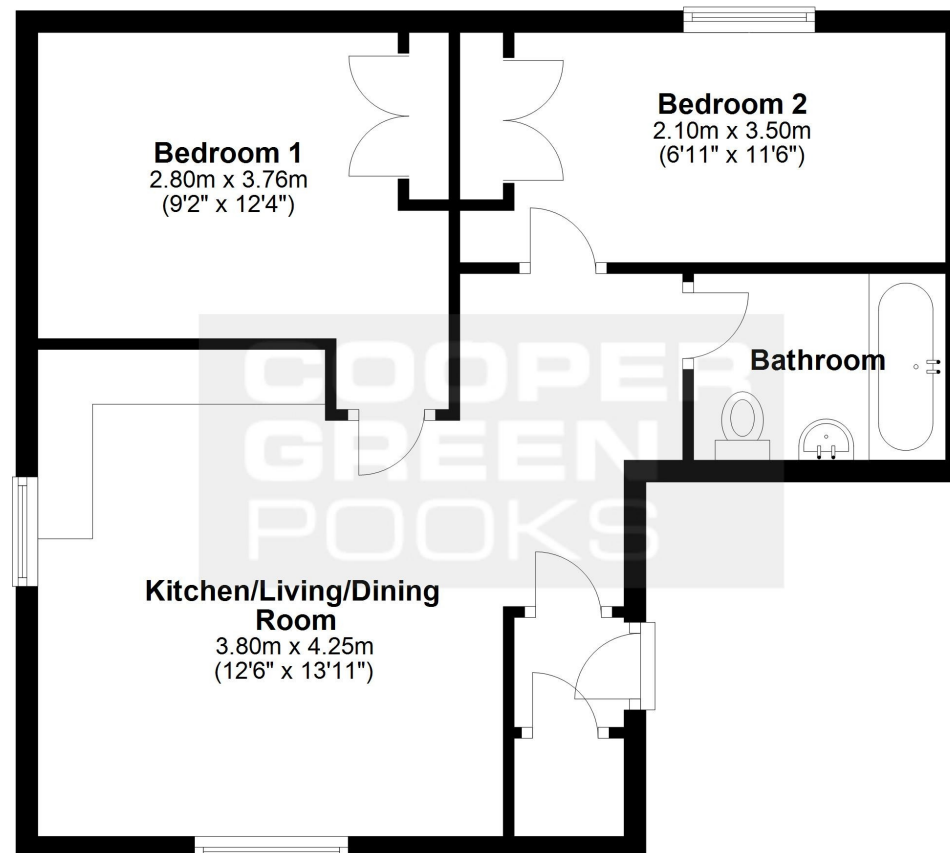
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01743 276666



## First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 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.





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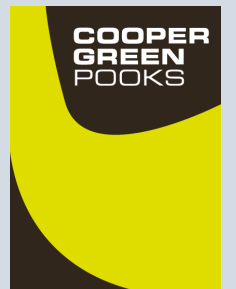
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**BOUNDARIES NOT CONFIRMED**

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

Tenure	<b>Leasehold</b>
Lease Length	<b>199 years from 2018</b>
Service Charge	<b>£1,800 per annum (includes Ground Rent)</b>

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