

COOPER GREEN POOKS

# 74 Benbow Quay, Shrewsbury, SY1 2DL

1 bedroom ground floor apartment — £150,000 Leasehold

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**Coopergreenpooks**.co.uk

£150,000 Leasehold — 1 bedroom ground floor apartment

sales@cgpooks.co.uk

**Occupying a lovely setting with a pleasant outlook and private terraced garden, this ground floor apartment offers neatly presented accommodation with the benefit of a private front door and allocated parking, situated within a short walk of the train station and town centre.**

**KEY FEATURES**

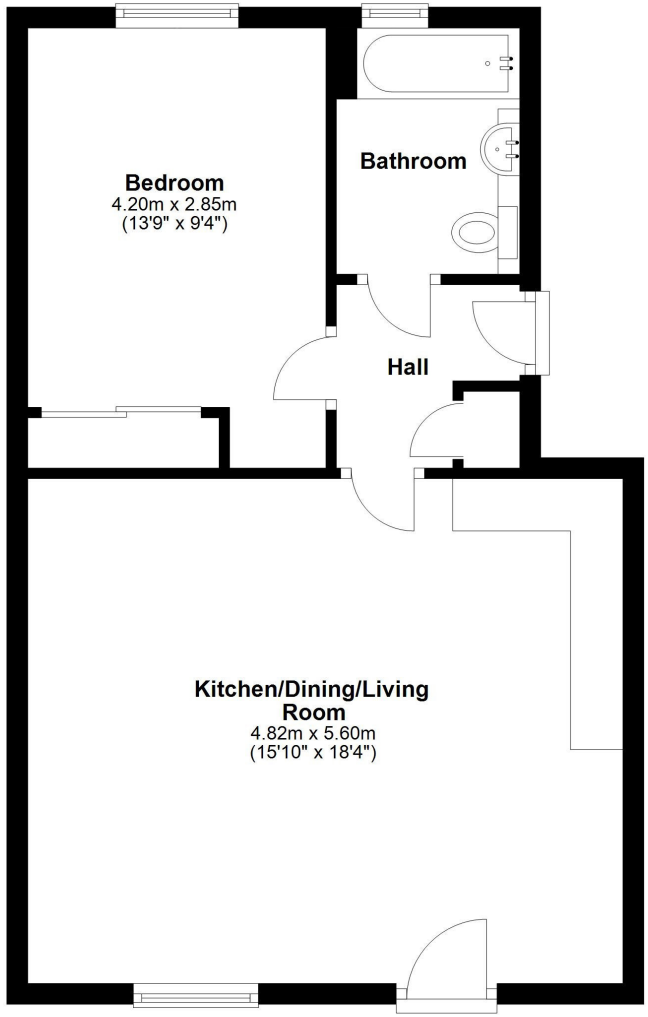
- Open plan kitchen/dining/living room with window and part glazed door to the front
- Fitted kitchen with a range of units and space for appliances
- Double bedroom with built-in wardrobe
- Separate well-appointed bathroom with shower and vanity unit
- Double glazed windows and electric heating
- Private terraced garden and front door entrance , as well as access to the communal entrance at ground floor level to the rear
- Allocated parking space and landscaped communal gardens for residents to enjoy
- A stone's throw from a range of bars, restaurants, the train station and main shopping areas
- Sold with no upward chain


Cooper Green Pooks
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Shrewsbury
SY1 1QF

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## Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)




Total area: approx. 47.5 sq. metres (511.5 sq. feet)























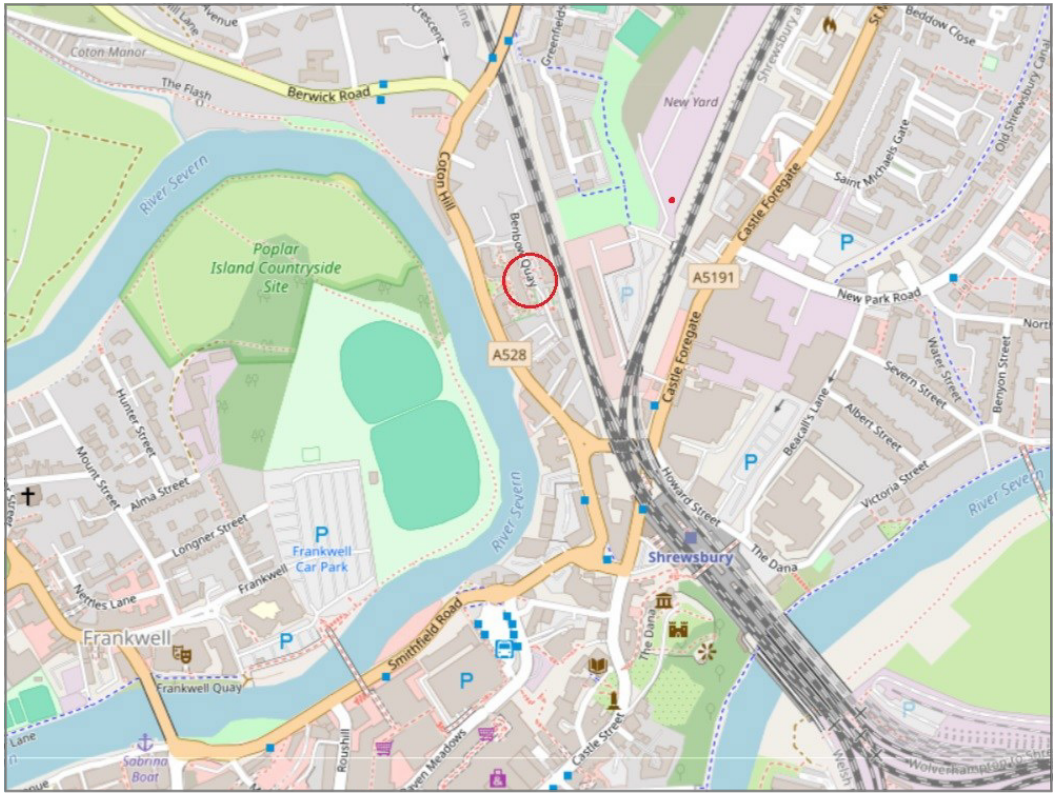


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**BOUNDARIES NOT CONFIRMED**

| | |
|---|---|
| Local Authority | **Shropshire Council** |
| Council Tax | **Band A** |
| EPC Band | **Band D** |
| Services | **Mains water, electricity and drainage are connected. Heating is electric** |

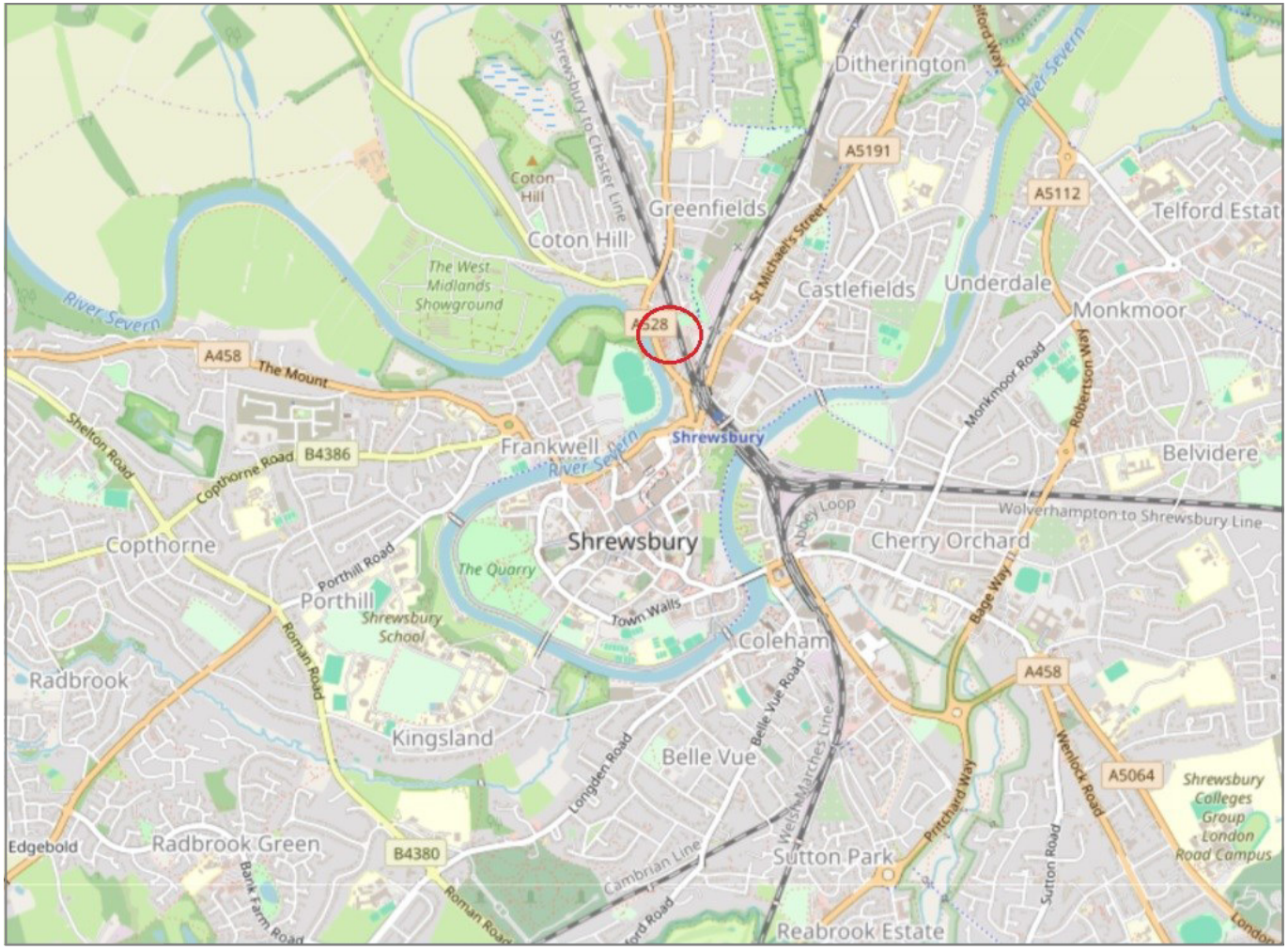
| | |
|---|---|
| Tenure | **Leasehold** |
| Lease Length | **199 years from 2005** |
| Ground Rent | **£100 per annum** |
| Annual Service | **£1400.00** |

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