



Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

2 bedroom ground floor apartment — £250,000 Leasehold (Share of Freehold)

Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

Coopergreenpooks.co.uk

£250,000 Leasehold (Share of Freehold) — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

Situated within the heart of the town centre, a stone's throw from the market hall, main shopping areas and quarry park, this two-bedroom ground floor apartment forms part of an impressive and characterful building, offering well-designed and neatly presented accommodation throughout.

KEY FEATURES

- Flat One is accessed via the ground floor, with a private entrance hall and telephone intercom system
- Lovely open plan kitchen/dining/living room with feature windows to two elevations
- A range of well-fitted units to the kitchen, complete with integrated appliances and breakfast bar
- Two double bedrooms, with bedroom one having an en-suite shower room and built-in wardrobes, and a separate family bathroom
- This property is located within a stunning converted Methodist church on a pretty street within the centre of the town, a short stroll from excellent amenities, bars/restaurants, the market hall, and main shopping areas
- Impressive communal entrance hall with access to the bin store
- Sold vacant, with no upward chain, and a share of the freehold managed by the residents
- The service charge is £1596 per annum including all hot water and gas fired central heating, insurance and ground rent

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



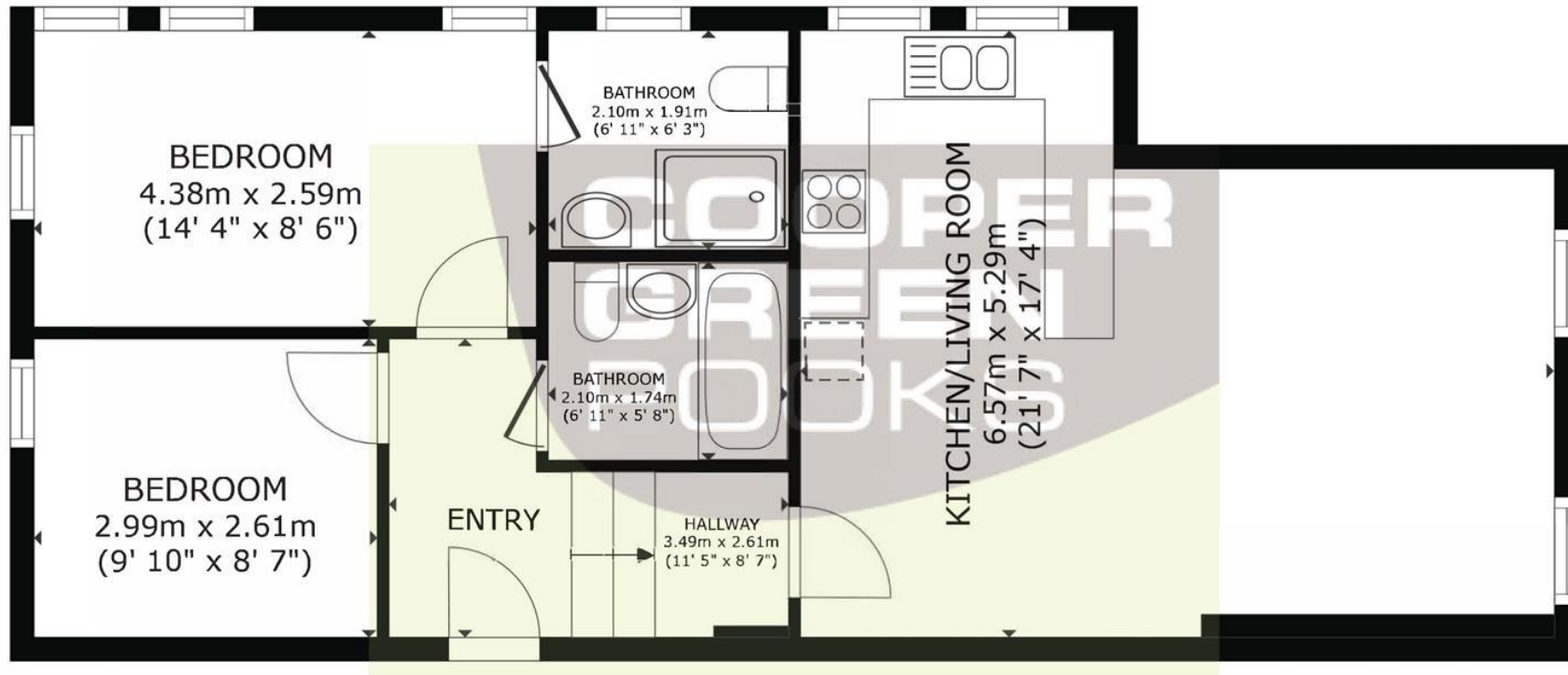
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

Coopergreenpooks.co.uk

£250,000 Leasehold (Share of Freehold) — 2 bedroom ground floor apartment

sales@cgpooks.co.uk



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 65.5 m² (705 sq.ft.)
TOTAL : 65.5 m² (705 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

£250,000 Leasehold (Share of Freehold) — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1JF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



rightmove 

 OnTheMarketTM.com



Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

£250,000 Leasehold (Share of Freehold) — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

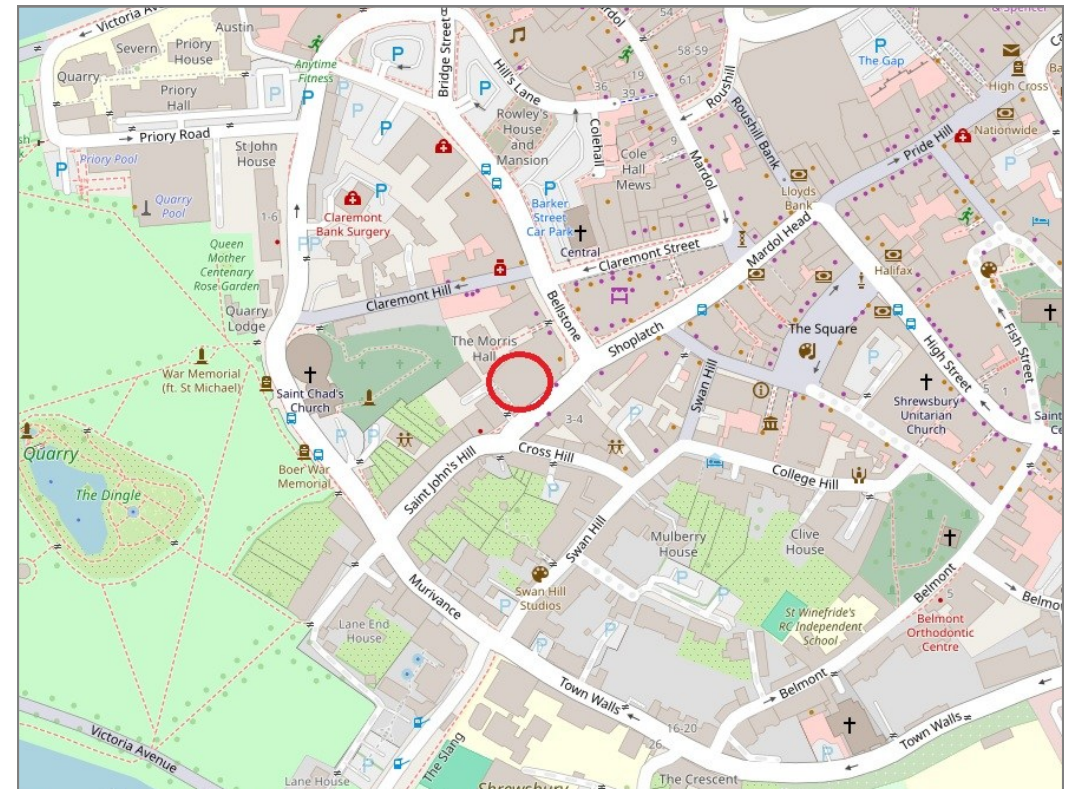
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



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

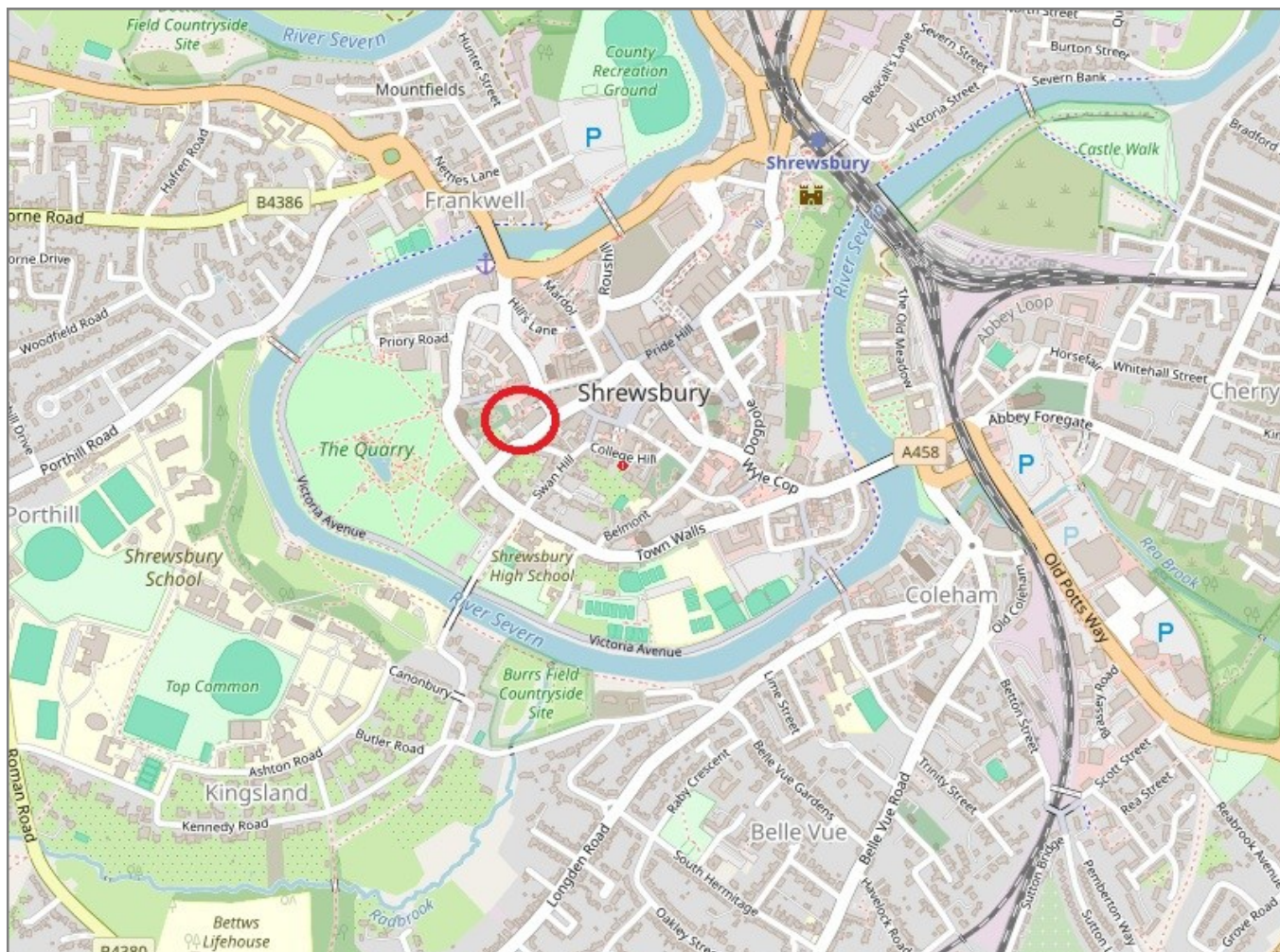
Tenure	Leasehold (Share of Freehold)
Lease Length	199 years from 2008
Service charge	£1,596 per annum
Ground Rent	£0

Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ

Coopergreenpooks.co.uk

£250,000 Leasehold (Share of Freehold) — 2 bedroom ground 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.