



3 Century House, Beeches Lane, Shrewsbury SY1 1TG

2 bedroom second floor apartment—£245,000 Leasehold

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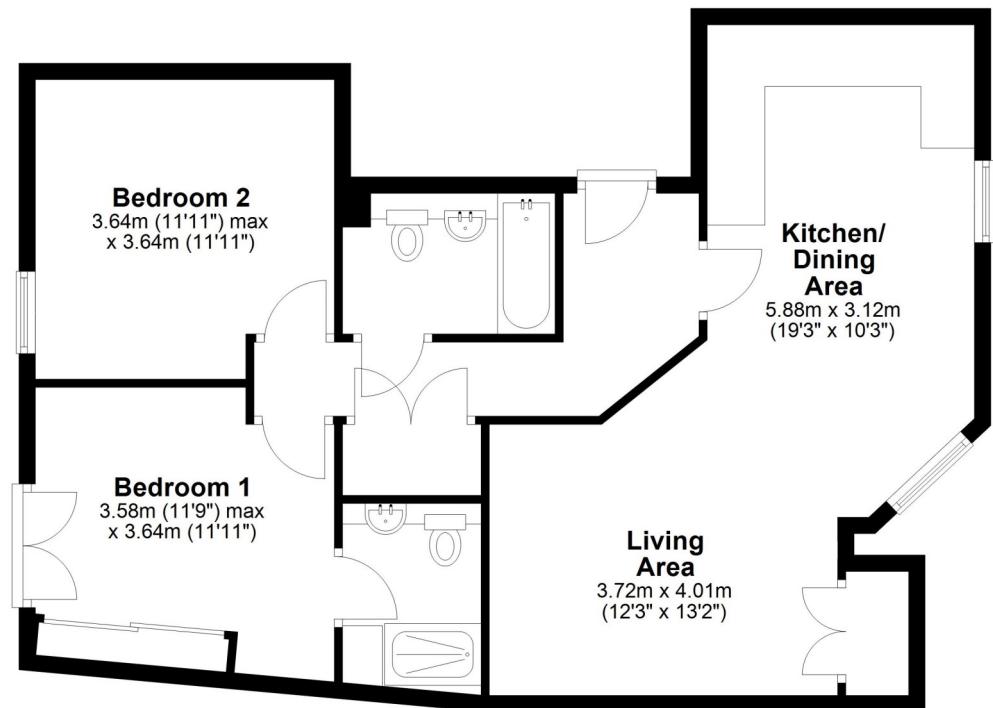
sales@cgpooks.co.uk

This very well designed and spacious 2nd floor town centre apartment provides excellent accommodation with private balcony and 2 secure parking spaces.

KEY FEATURES

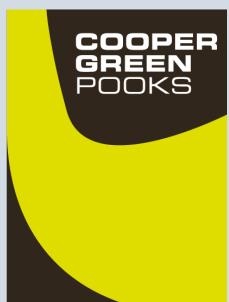
- Attractively presented and bright interior with oak boarded flooring to living areas.
- Good sized open plan kitchen/dining area which opens to living room with balcony.
- Extensive range of fitted units to kitchen area with tiled flooring and integrated appliances.
- Large entrance hall, bathroom and 2 double bedrooms. The main bedroom also has a Juliet balcony and an en suite shower room.
- Electric heating and recently replaced double glazed windows.
- Private and secure resident's car park where there are 2 designated spaces.
- Prime town centre location within a popular purpose-built development, just a few minutes' walk from the main shopping areas, bars/restaurants, railway station, beautiful river walks and Quarry park.
- No onward chain.

Second Floor
Approx. 77.1 sq. metres (829.4 sq. feet)



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
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Total area: approx. 77.1 sq. metres (829.4 sq. feet)





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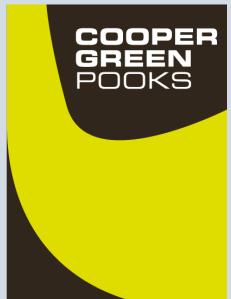
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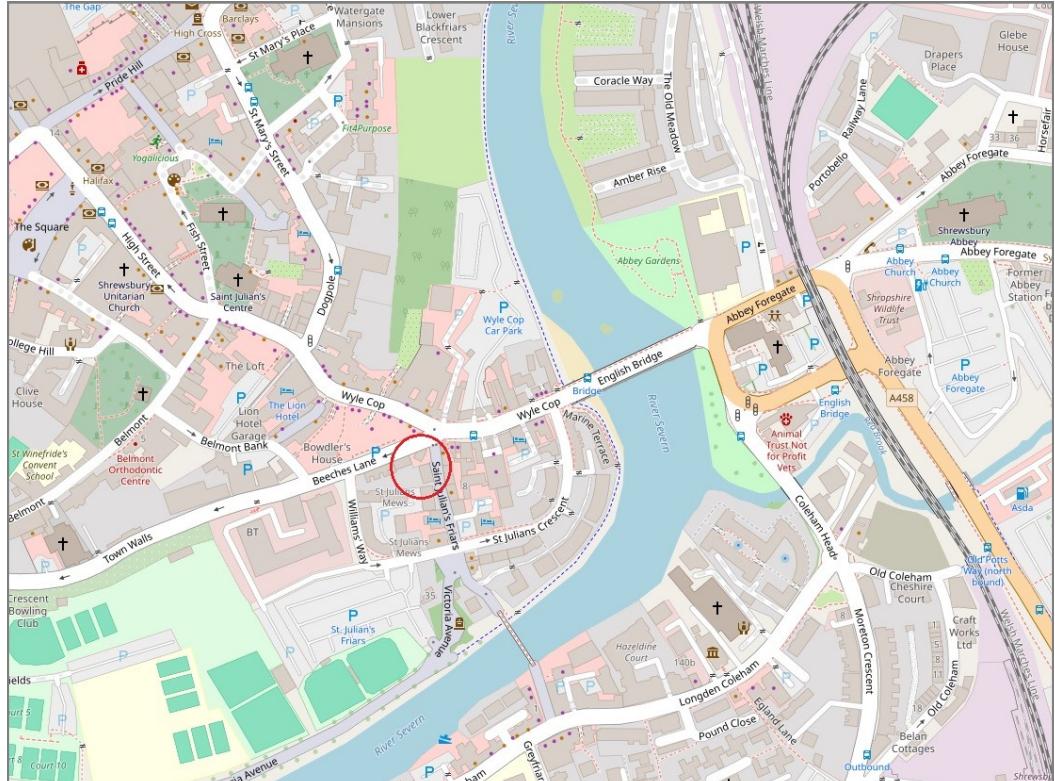
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BOUNDARIES NOT CONFIRMED

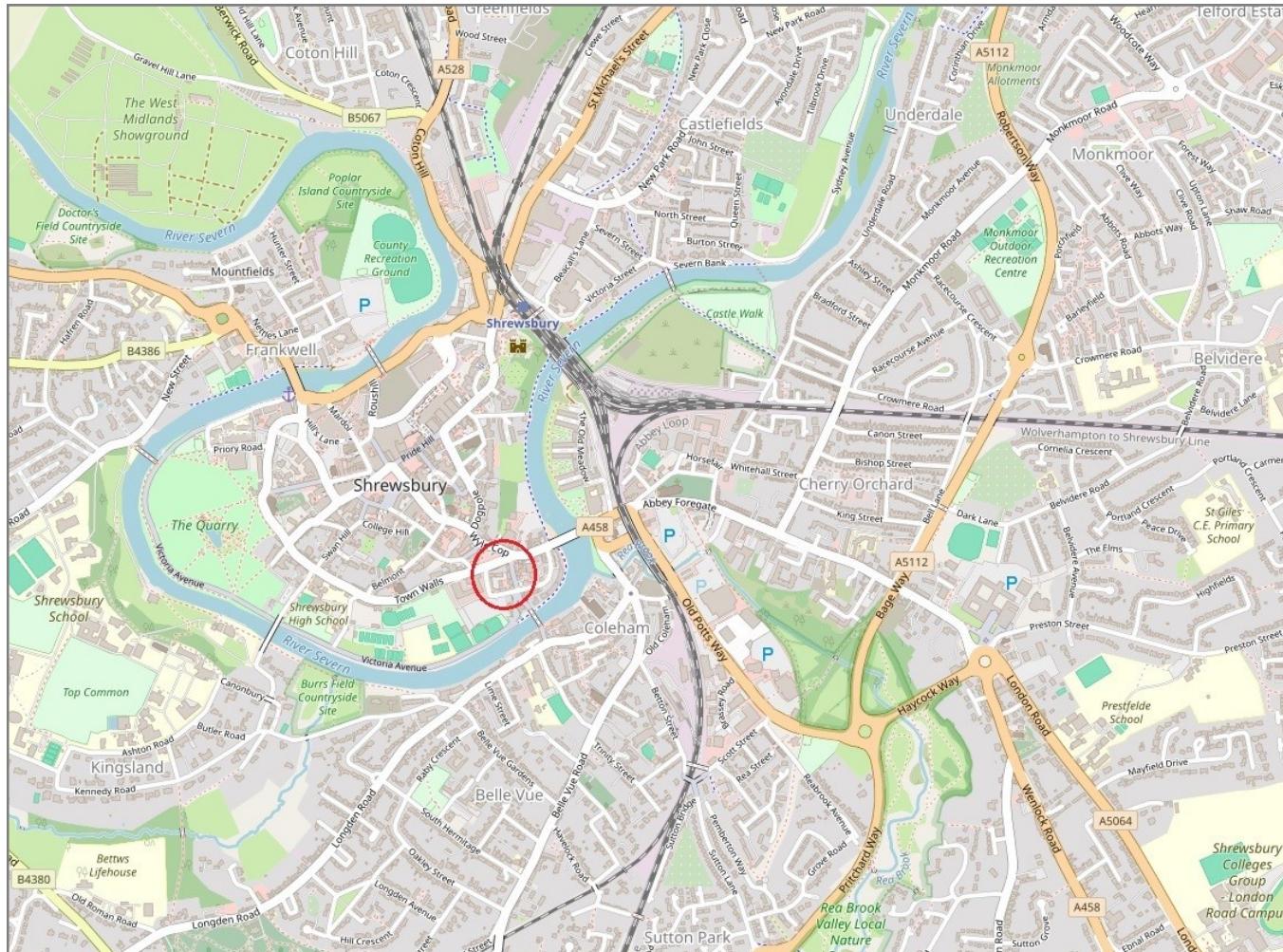


Tenure	Leasehold
Lease Length	199 years from 2004
Service Charge	£3,010.13 (1st Jan—31st December 2025)

Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	Mains services water, electricity and drainage are connected Heating is electric

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