



### **3 Century House, Beeches Lane, Shrewsbury SY1 1TG**

2 bedroom second floor apartment — £245,000 Leasehold



## 3 Century House, Beeches Lane, Shrewsbury SY1 1TG

Coopergreenpooks.co.uk

£245,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

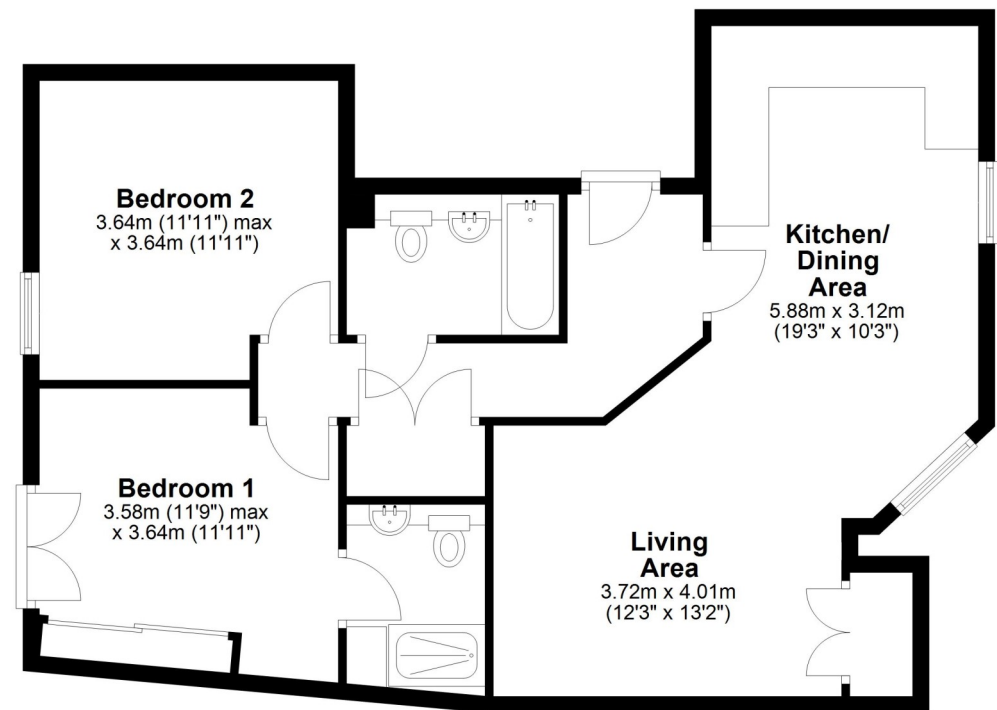
This very well designed and spacious 2<sup>nd</sup> floor town centre apartment provides excellent accommodation with private balcony and 2 secure parking spaces.

### 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

01743 276666

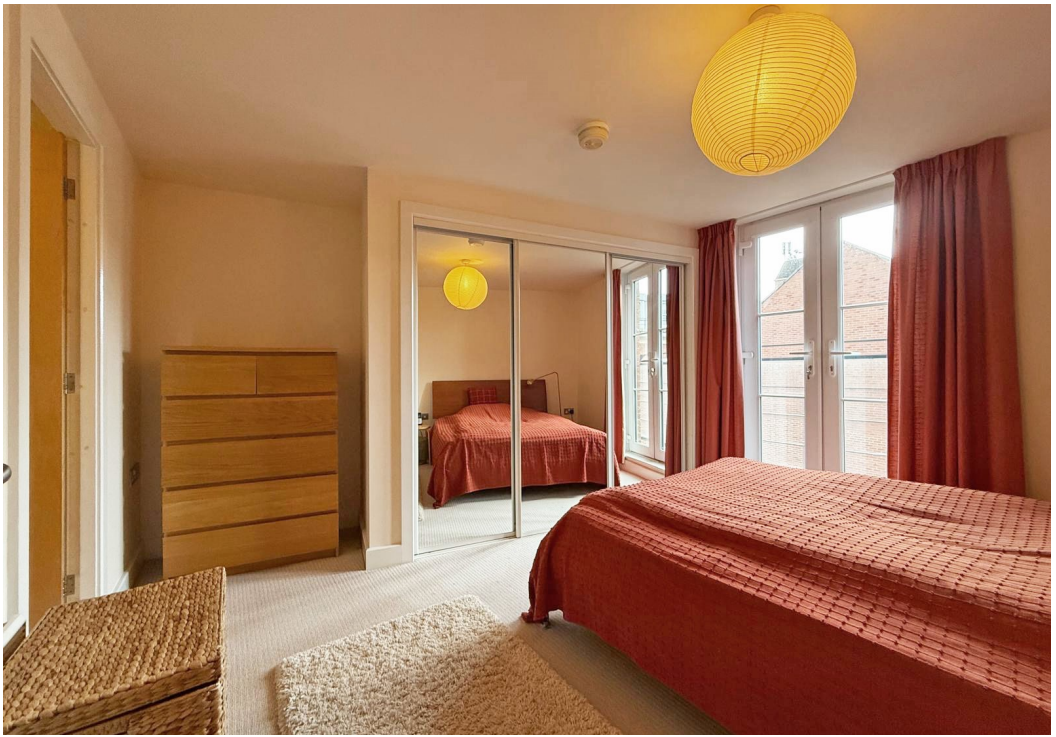


Total area: approx. 77.1 sq. metres (829.4 sq. feet)











## 3 Century House, Beeches Lane, Shrewsbury SY1 1TG

£250,000 Leasehold—2 bedroom second floor apartment

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

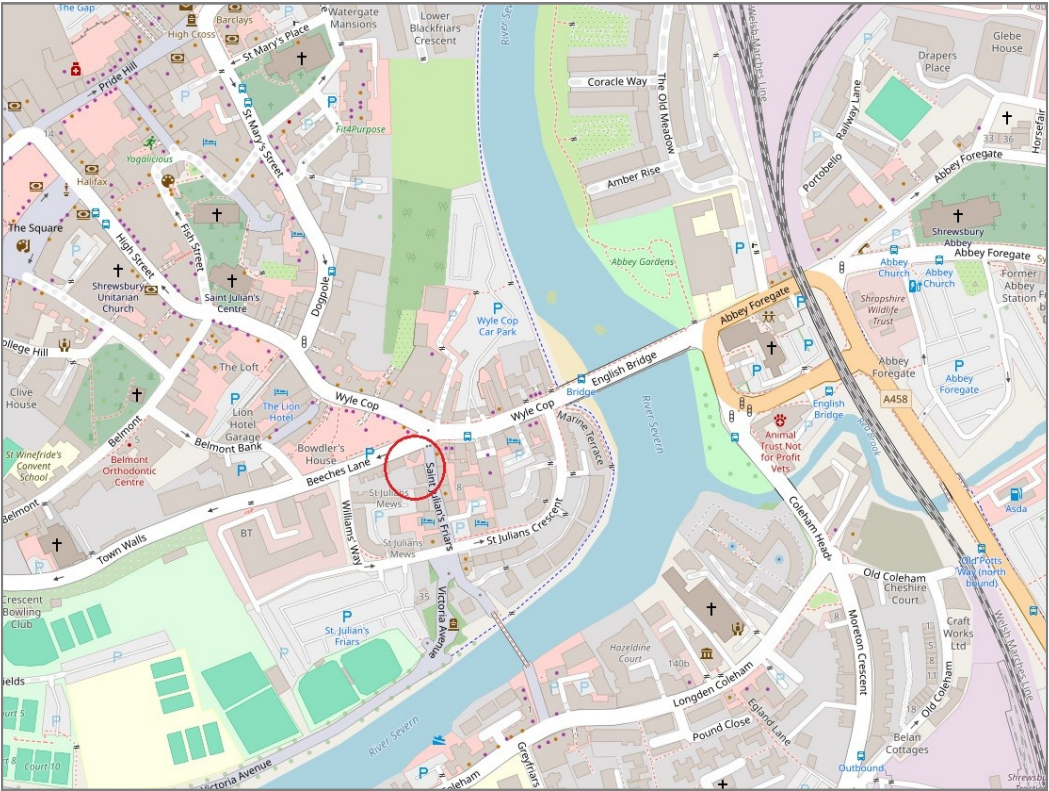
[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666





# 3 Century House, Beeches Lane, Shrewsbury SY1 1TG

£245,000 Leasehold—2 bedroom second floor apartment  
sales@cgpooks.co.uk



**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

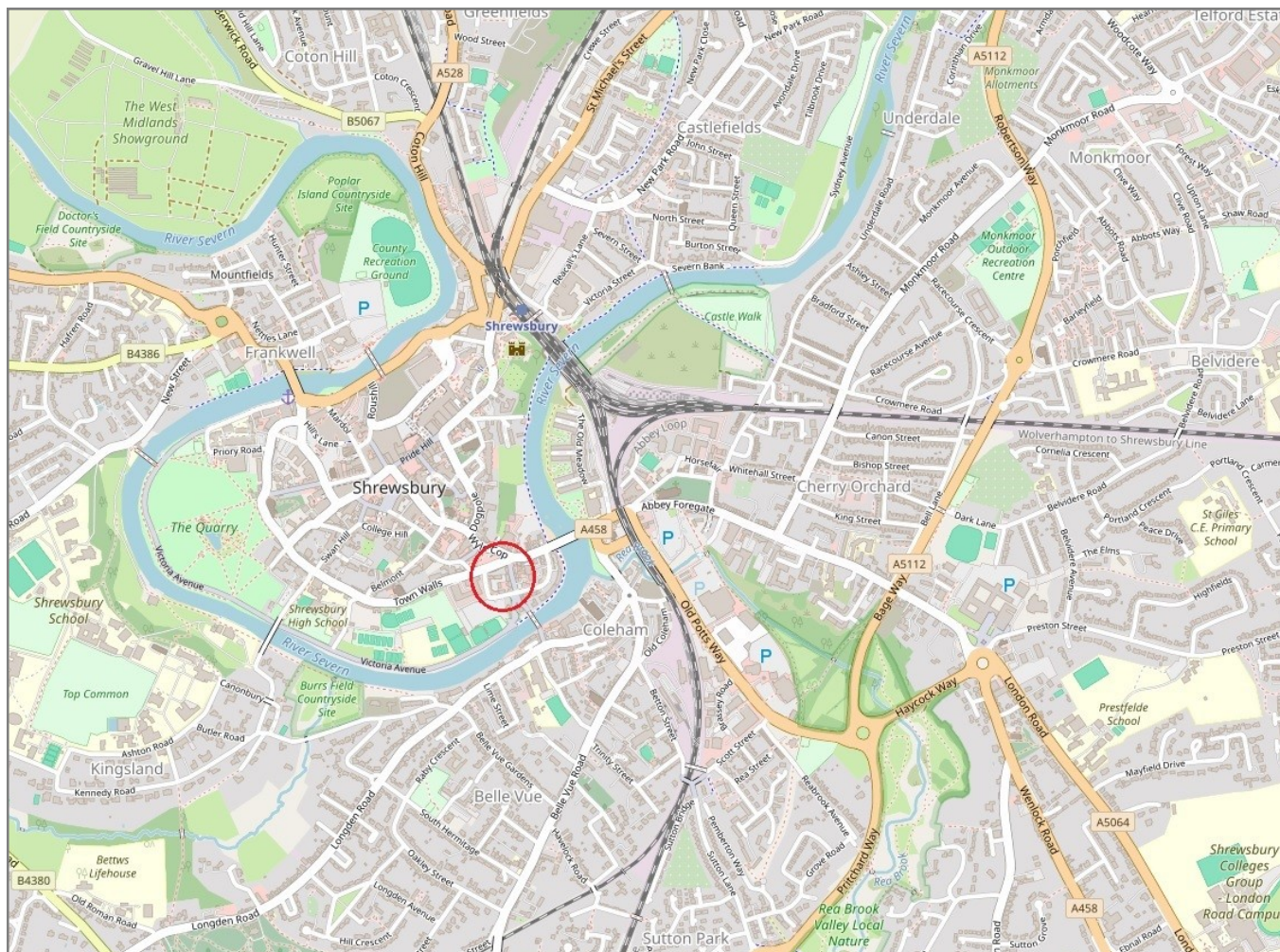


## 3 Century House, Beeches Lane, Shrewsbury SY1 1TG

Coopergreenpooks.co.uk

£245,000 Leasehold—2 bedroom second 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.