



£200,000 Leasehold (Share of Freehold)—3 bedroom duplex apartment

sales@cgpooks.co.uk

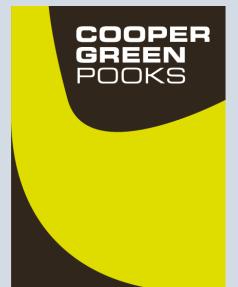
A very spacious duplex apartment situated in a very well designed Georgian style development. The property is just a stones throw from the town centre, has its own private south facing terrace as well as a parking space and access to a lovely gated communal garden.

## KEY FEATURES

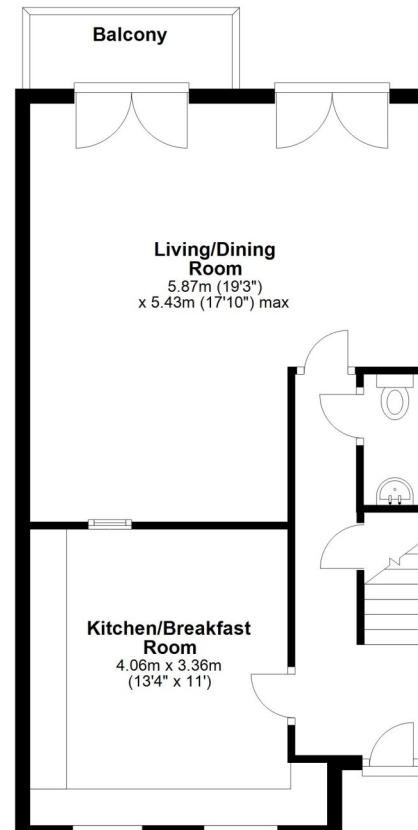
- External Regency style staircase to the covered first floor entrance area.
- Entrance hall with built in storage, cloakroom and doors to both the living area and kitchen.
- Large open plan living/dining room with two sets of glazed double doors opening on to a Juliet balcony and a private first floor south facing terrace.
- Good sized separate kitchen which is big enough to accommodate a dining table and fitted with an extensive range of matching units, along with integrated appliances.
- Staircase from entrance hall to the landing where there are 3 bedrooms and a bathroom. The main bedroom also has built in wardrobes and an en suite shower room.
- Double glazed windows and gas fired central heating.
- Private parking space close to the apartment and gated access to a lovely secluded south facing rear garden, which is for residents use only.
- A small and very attractive development in a quiet and private setting, yet just a few minutes walk from the railway station and town centre.
- No onward chain.

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3 Barker Street  
Shrewsbury  
SY1 1QF

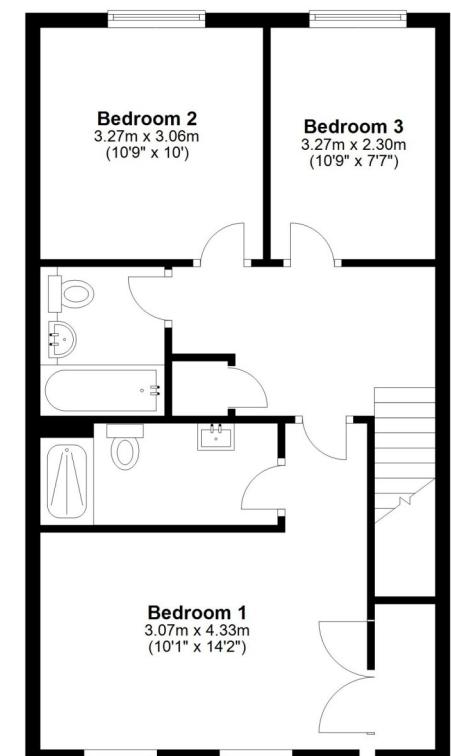
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**First Floor**  
Approx. 46.5 sq. metres (500.9 sq. feet)



**Second Floor**  
Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)





# 8 Cornmill Square, St Michaels Gate, Shrewsbury SY1 2LQ

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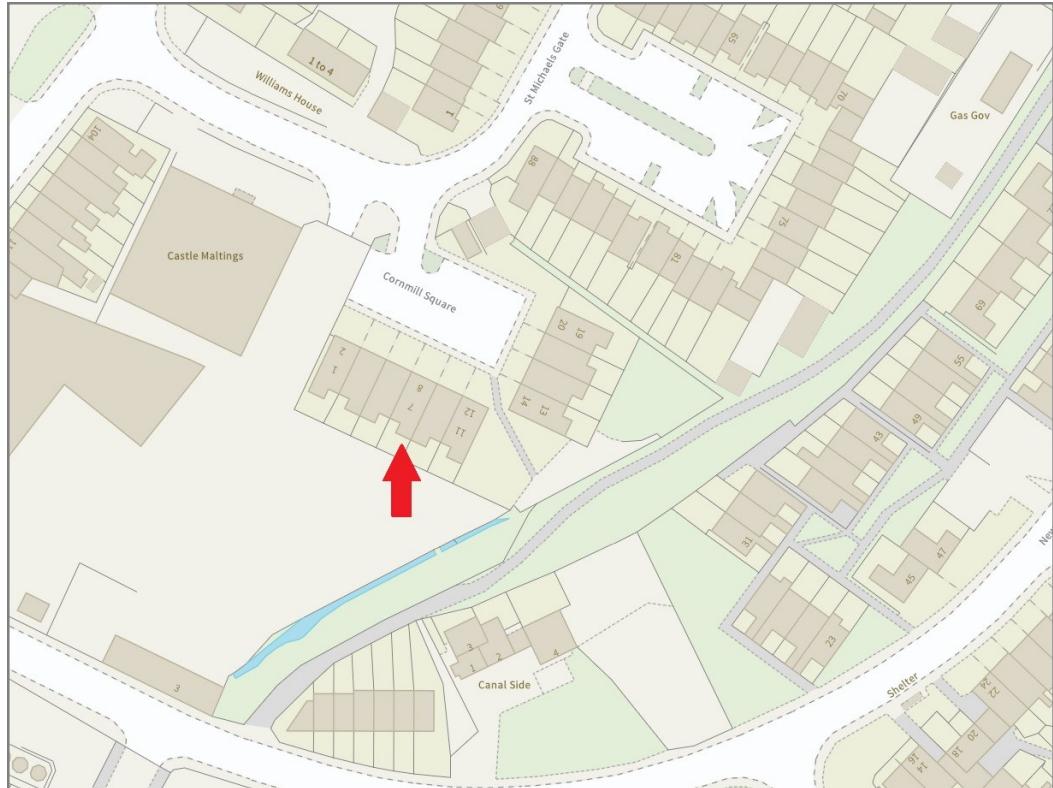
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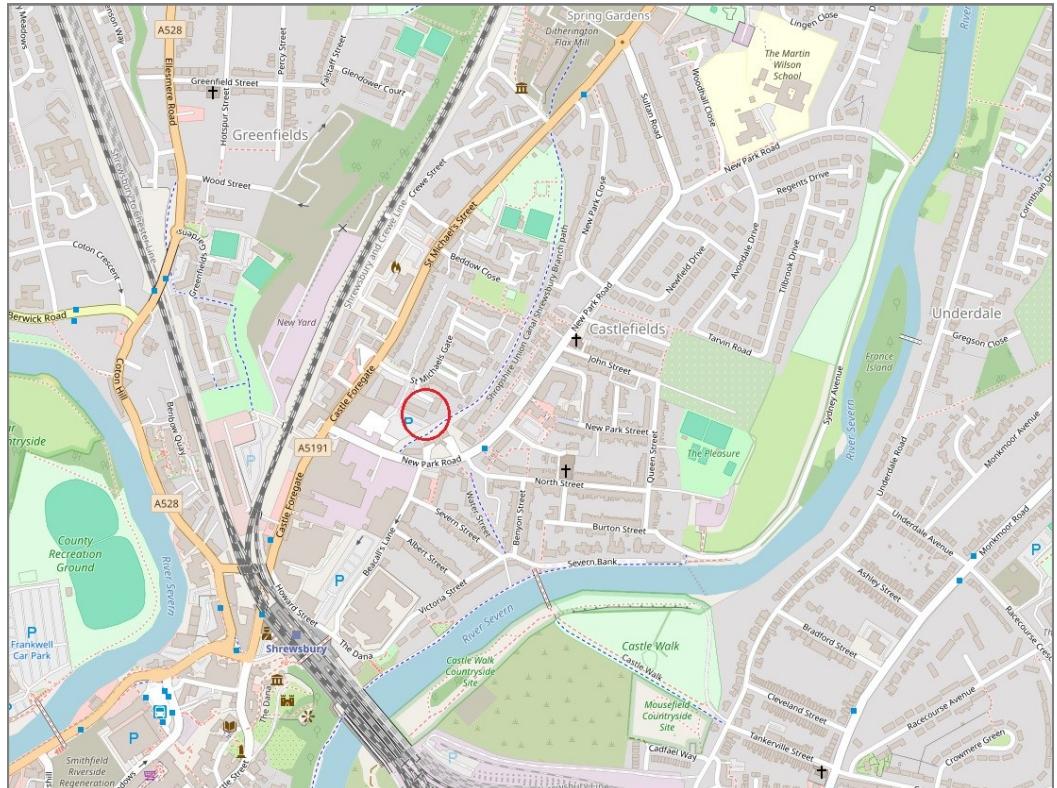
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## BOUNDARIES NOT CONFIRMED

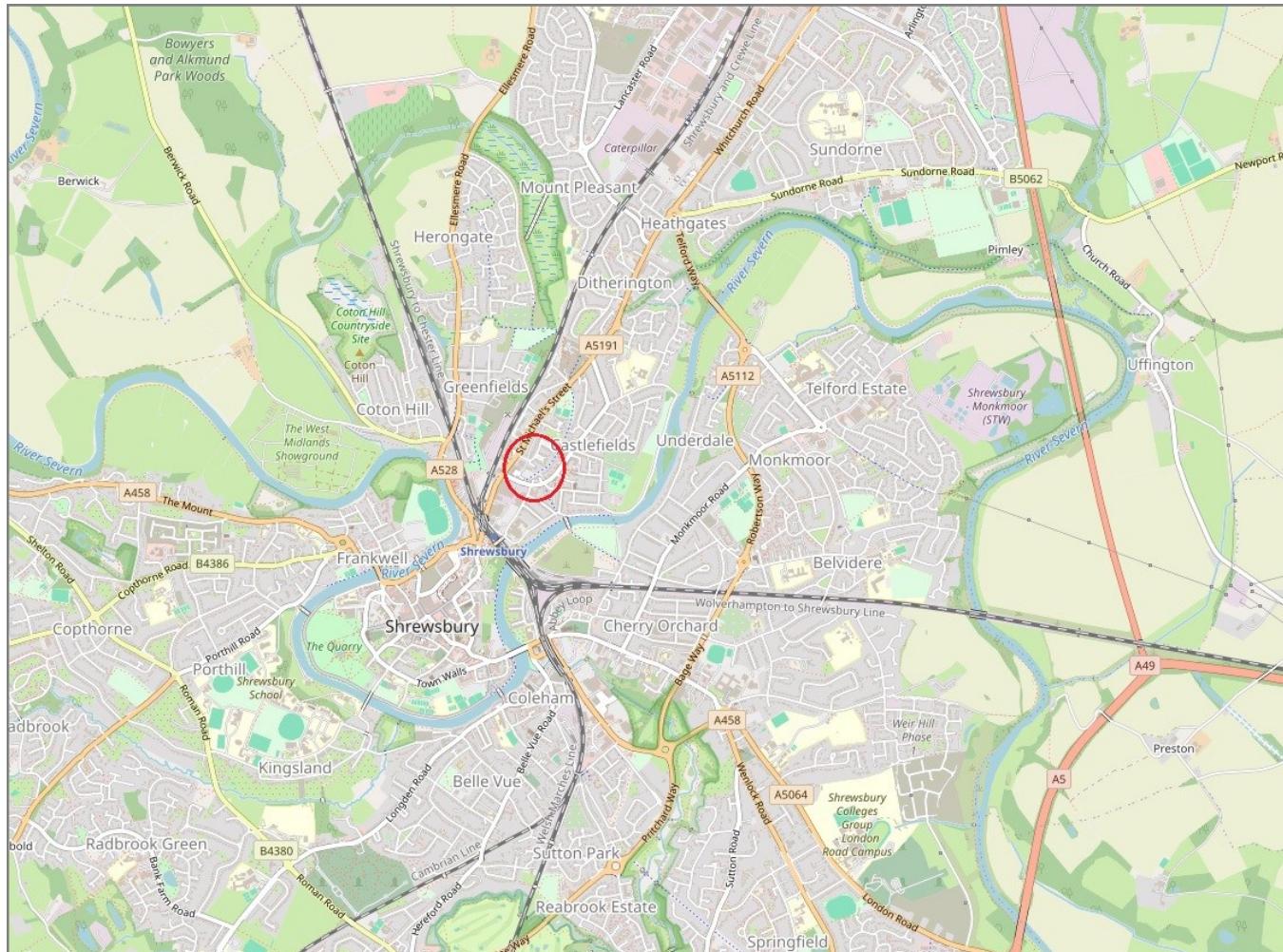


Tenure	<b>Leasehold</b>
Lease Length	<b>199 years from 2002</b>
Service Charge	<b>£1,238.20 PA (Jan—Dec 2025)</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

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