



74a Frankwell, Shrewsbury, SY3 8JR
3 bedroom duplex apartment—£220,000 Leasehold

74a Frankwell, Shrewsbury, SY3 8JR

£220,000 Leasehold—3 bedroom duplex apartment

sales@cgpooks.co.uk

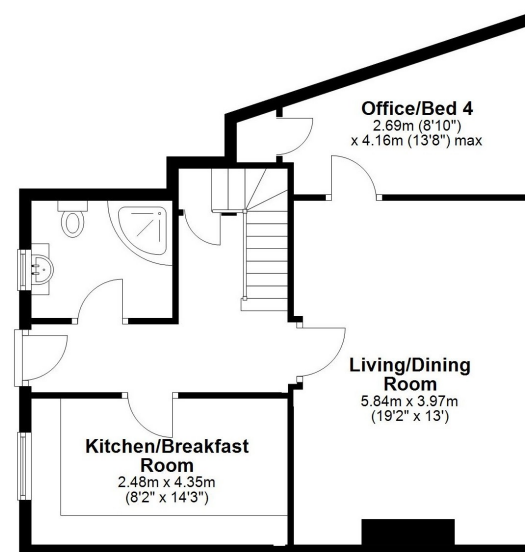
This large town centre lifestyle home offers extremely spacious and stylishly modernised accommodation in an incredibly convenient location, just a stones throw from the many varied and independent amenities of Frankwell and a short walk from the town centre.

Side note - All furniture can be included should this be requested upon an offer being accepted

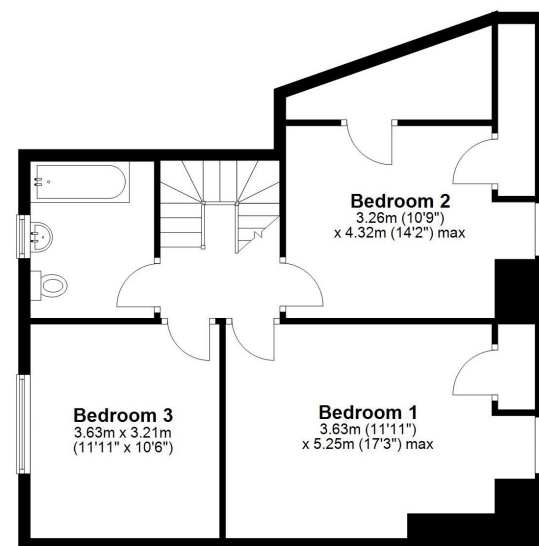
KEY FEATURES

- Good sized entrance hall with feature glass and metal balustrade to the first-floor galleried landing
- Open plan living/dining room with 2 windows and a door to the adjoining home office that could also be used as a 4th bedroom
- Re-fitted kitchen/breakfast room with gloss tiled flooring and a range of units with integrated appliances
- On the second floor there are 3 double bedrooms (2 with good built-in storage and one with a walk-in wardrobe). In addition to which there is also a bathroom on the second floor and a shower room on the first floor
- Double glazed windows and gas fired central heating with an upgraded boiler
- Covered gated access to a paved courtyard which is shared with the 4 other neighbouring properties, each of which have their own brick built secure stores. From the courtyard steps lead up to the first-floor entrance area which is enclosed by wrought iron railings and has shared access with just 1 other property
- Really good location with elevated views towards the town centre, as well as being next to the superb amenities of Frankwell, including the very highly regarded Yak and Yeti Nepalese restaurant, local convenience store and the Theatre Severn
- No onward chain

Ground Floor
Approx. 58.4 sq. metres (628.2 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 121.0 sq. metres (1302.6 sq. feet)





74a Frankwell, Shrewsbury, SY3 8JR

£220,000 Leasehold—3 bedroom duplex apartment
sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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





74a Frankwell, Shrewsbury, SY3 8JR

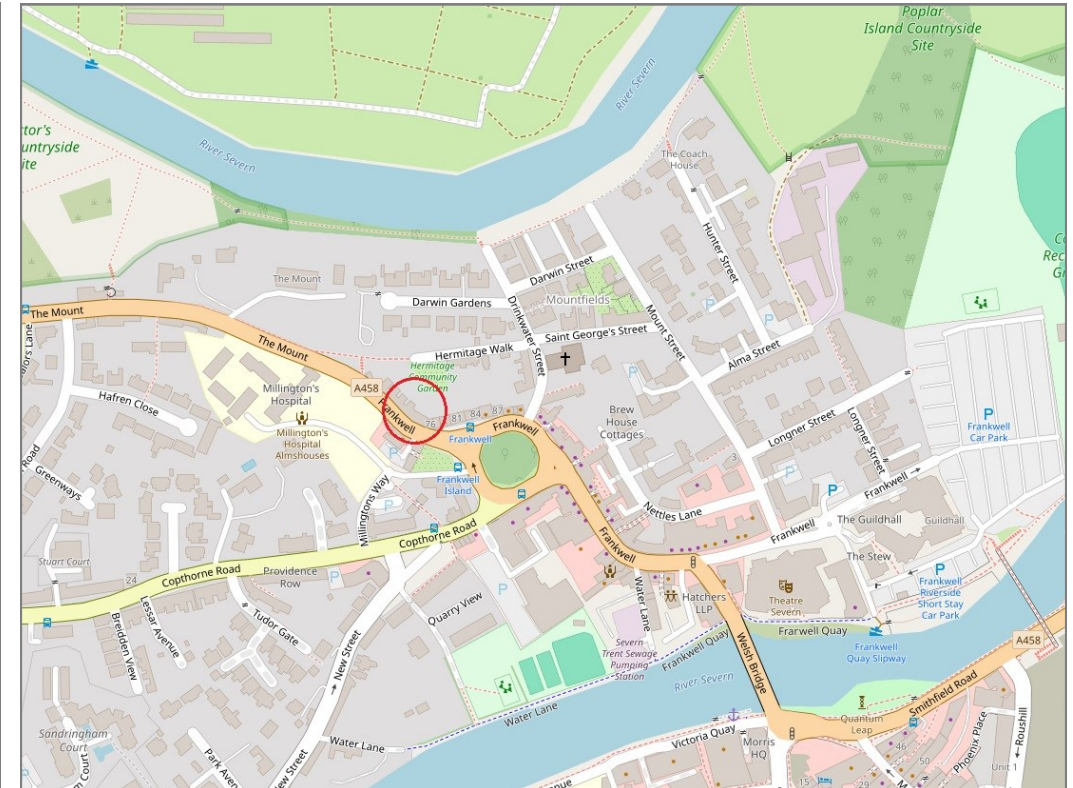
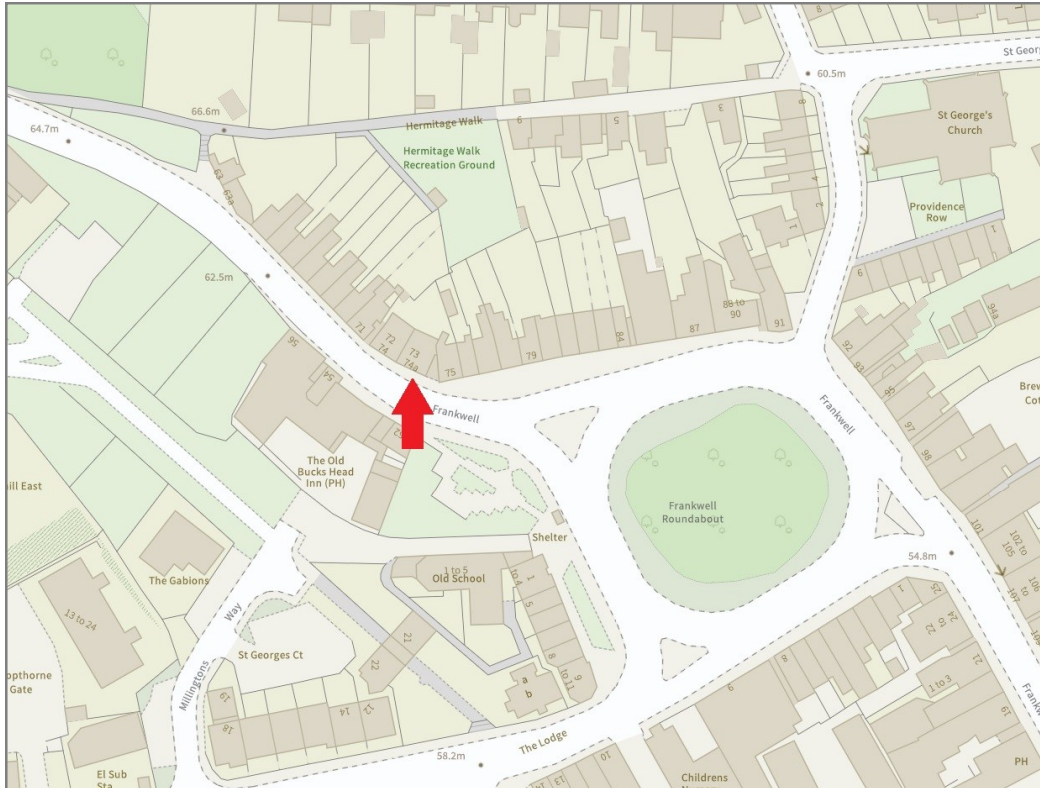
£220,000 Leasehold—3 bedroom duplex apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

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

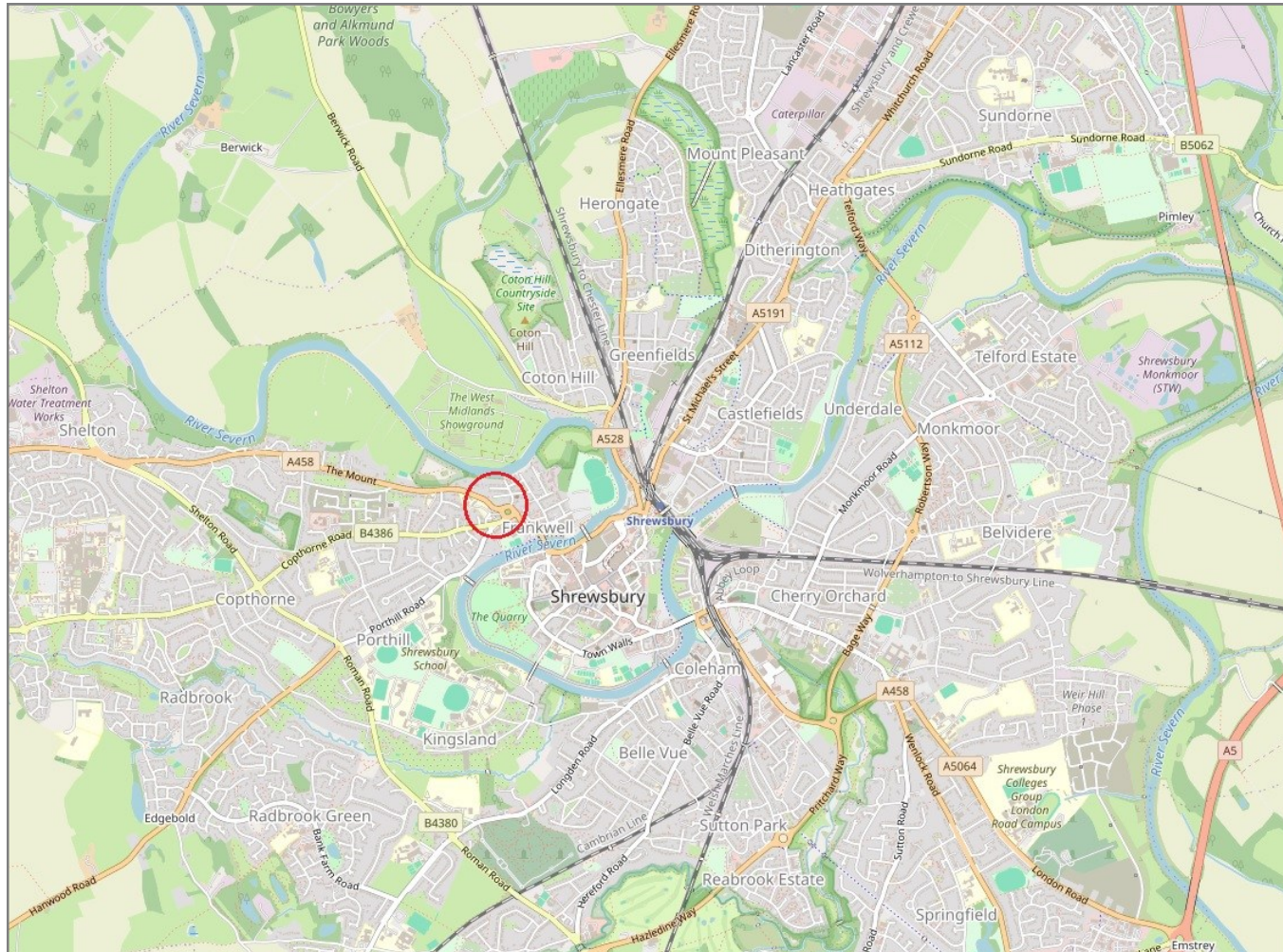
Tenure	Leasehold
Lease Length	125 years from 1993 (93 years remaining)
Service Charge	£179.33 PA (for 2025/26)
Ground Rent	£10 PA

74a Frankwell, Shrewsbury, SY3 8JR

Coopergreenpooks.co.uk

£220,000 Leasehold—3 bedroom duplex 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.