



**94 The Old Meadow, Shrewsbury, SY2 6GA**

2 bedroom apartment — £195,000 Leasehold

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Coopergreenpooks.co.uk

£195,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

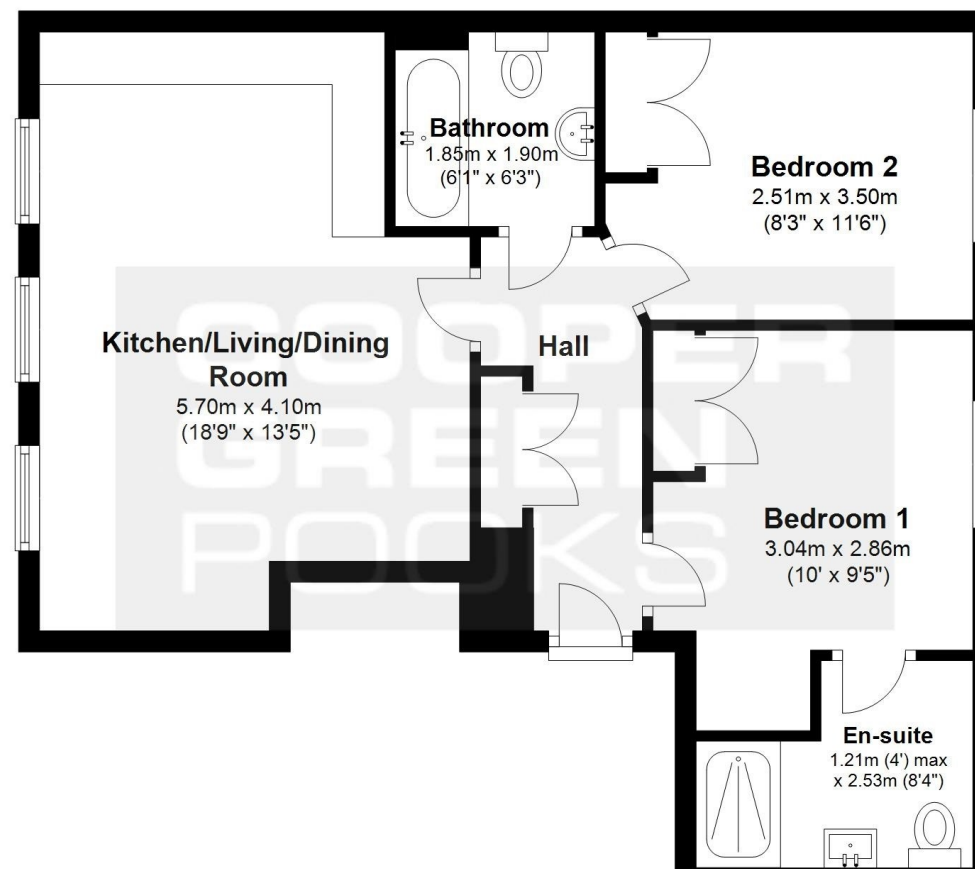
Occupying a lovely elevated position within a secure gated development, this thoughtfully designed second floor apartment offers well-proportioned and improved accommodation, benefitting from a lovely outlook and private parking. The property is located just a short walk from the town centre, as well as having beautifully landscaped communal gardens and fantastic riverside walks.

## KEY FEATURES

- Well maintained communal entrance hall, staircase and landing
- Good-sized inner hallway with useful storage cupboard
- Lovely open plan reception space with views towards the River Severn and town centre
- Fitted kitchen, complete with integrated appliances and gloss fronted units
- Master bedroom with built-in wardrobe and en-suite shower room
- Further double bedroom, also having built-in wardrobes, and a separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- The property has been recently improved and now benefits from full redecoration, updated lighting, new flooring and fitted wardrobes to the second bedroom
- Beautifully landscaped communal gardens and riverside footpaths for residents use
- Private and conveniently located allocated parking
- A short walk from a range of bars, restaurants, main shopping areas, and heart of the town centre
- Sold with no upward chain

## TOP FLOOR

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 55.4 sq. metres (596.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.







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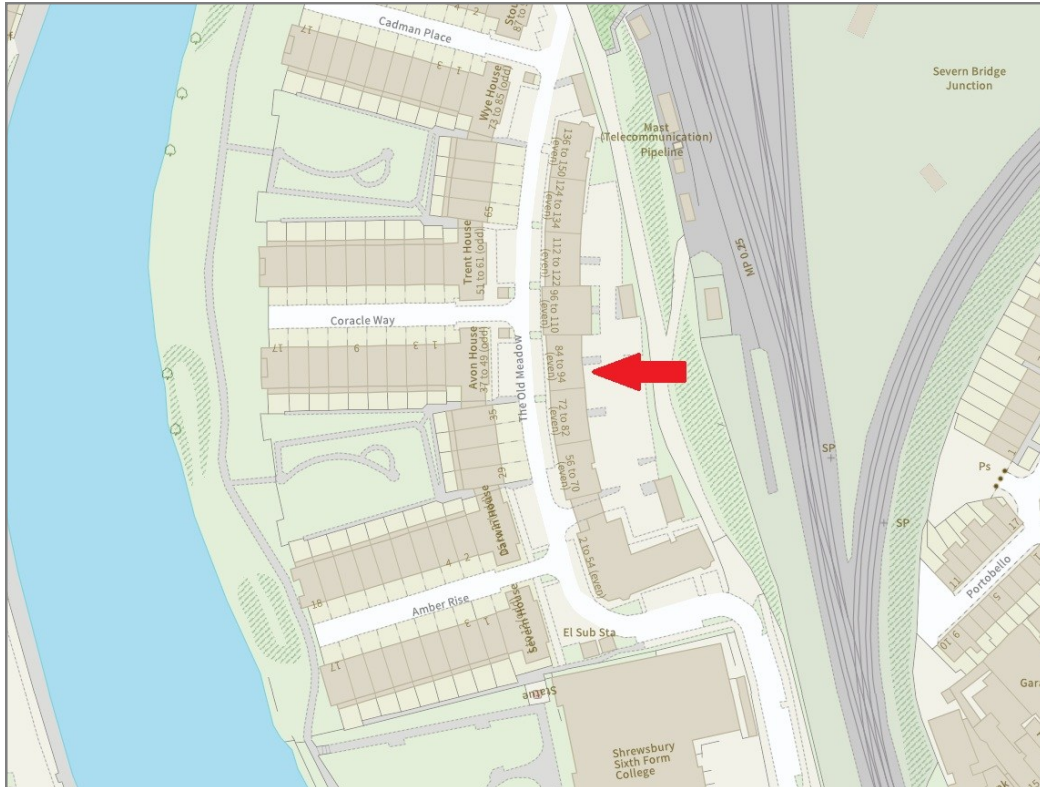
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**BOUNDARIES NOT CONFIRMED**

Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band B**  
**Band B**  
**All mains services are connected**

Tenure  
Lease length  
Service charge  
Ground rent

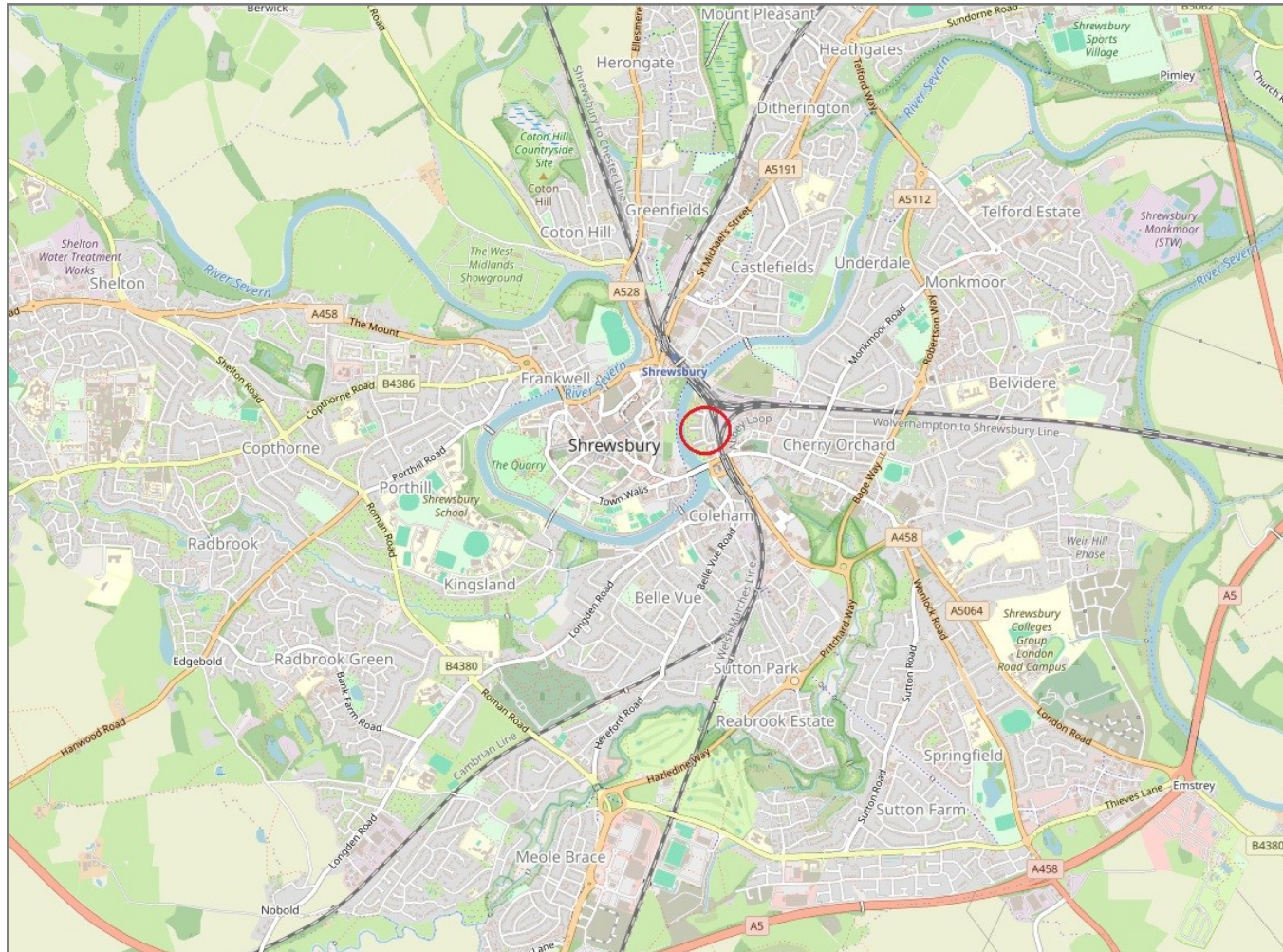
**Leasehold**  
**199 years from 2015**  
**£755 every six months**  
**£300 per annum**

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