



**Apartment C, 2-5 Claremont Buildings, Shrewsbury, SY1 1RJ**

2 bedroom first floor apartment—£248,000 Leasehold (Share of Freehold)

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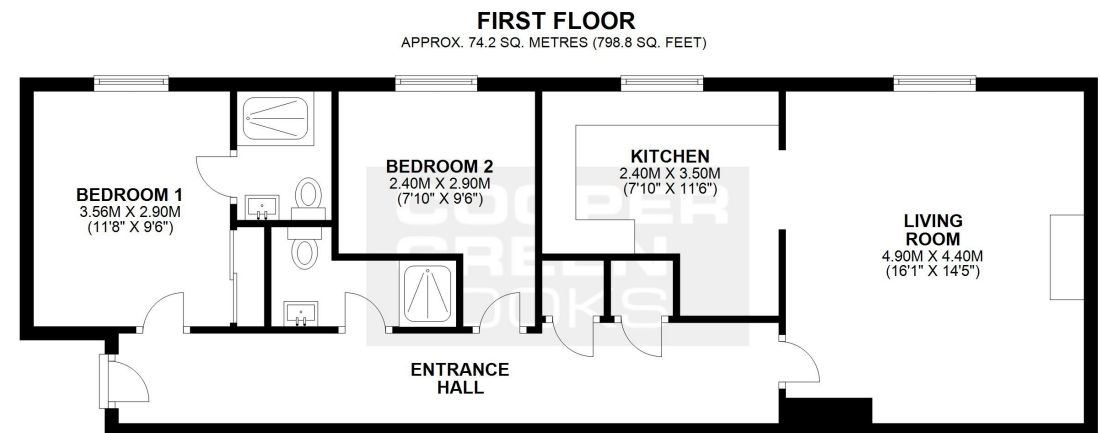
Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Located in one of Shrewsbury's finest Georgian buildings, this impressive two double bedroomed first floor apartment has the benefit of lift access and secure underground parking. The light and spacious interior provides views over the adjoining communal gardens and Quarry Park, whilst being perfectly placed for beautiful riverside walks, an impressive range of restaurants, bars, and independent shops, as well as Theatre Severn, Shrewsbury swimming pool and railway station.

### KEY FEATURES

- Well configured accommodation with large feature sash windows and high ceilings.
- Attractive and spacious communal areas with access either via lift or original staircase.
- Entrance hall with entry phone system and built in storage.
- Good sized open plan living/dining room connecting to a separate fitted kitchen, from both of which there are communal garden and Quarry park views.
- 2 double bedrooms (again with lovely views) and 2 well-fitted shower rooms, one of which is en-suite to the main bedroom.
- Gas fired hive heating system and secondary glazing.
- Well-kept private communal gardens for resident's use, having direct gated access to the stunning Quarry Park.
- Secure underground gated car parking for residents, with easily accessible designated space and bike storage area. From which there is direct access into the main building and also bin storage area.
- Sold with no onward chain.
- Payment of the service charge for 2025/26 will be included in the sale of the property



TOTAL AREA: APPROX. 74.2 SQ. METRES (798.8 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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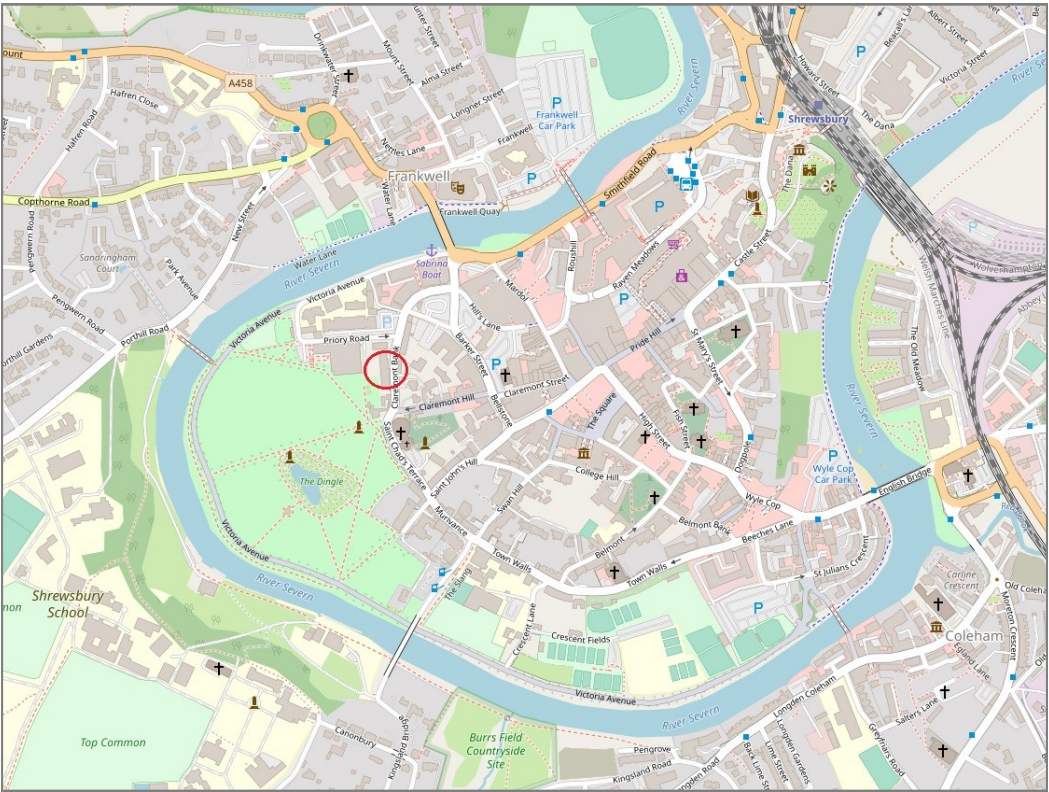
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Tenure                   **Leasehold**  
Lease Length       **199 years from 1998**  
Service Charge      **£236.47 paid monthly**

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

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