

No.5



5 Nexus, Roushill, Shrewsbury, SY1 1PT
3 bedroom penthouse — £550,000 Leasehold (Share of Freehold)



5 Nexus, Roushill, Shrewsbury, SY1 1PT

Coopergreenpooks.co.uk

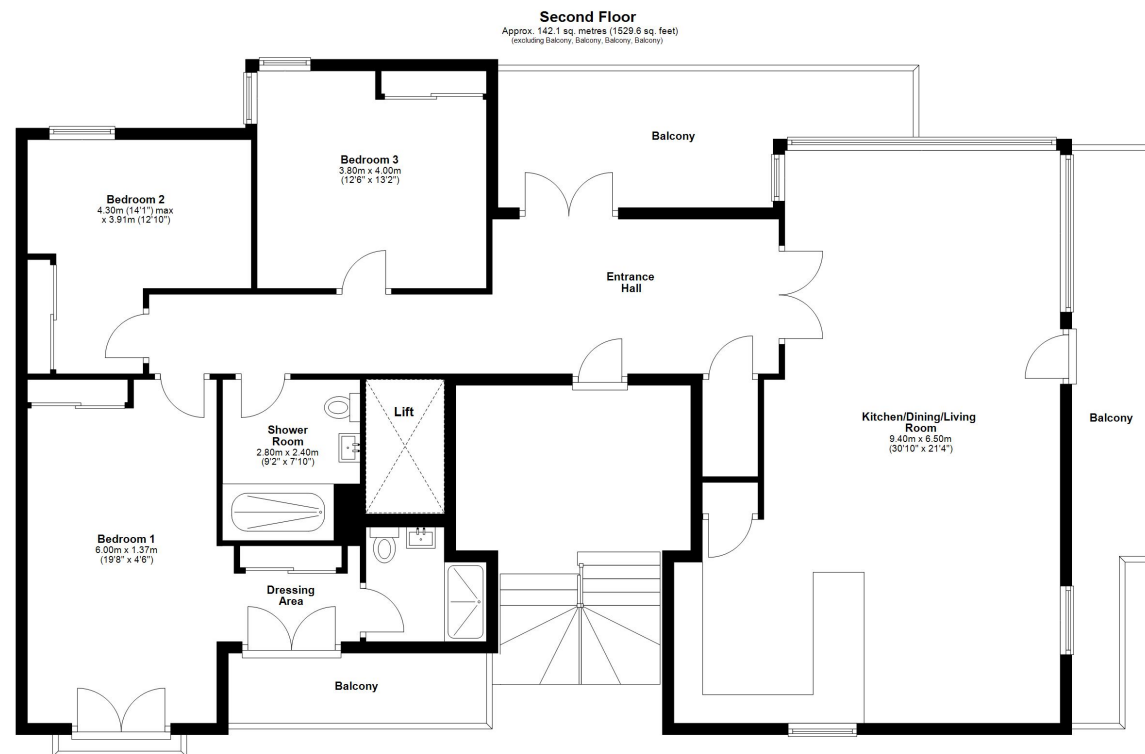
£550,000 Leasehold (Share of Freehold) — 3 bedroom penthouse

sales@cgpooks.co.uk

A modern and stylish penthouse apartment offering exceptional accommodation with two private parking spaces and roof terraces to three elevations, providing views across the town centre and River Severn.

KEY FEATURES

- Located on the upper floor of this contemporary development with direct lift access to the second floor landing which only serves this apartment.
- Unique and very well designed with lots of impressive features such as walnut flooring throughout, as well as high level ceilings and plenty of natural light.
- Sizable entrance hall with built in storage and glazed double doors opening onto a large covered roof terrace.
- Superb open plan living space extending to about 60sqm with both living and dining areas and a high quality fitted kitchen. Access to two separate roof terraces.
- Three double bedrooms, all with fitted wardrobes. The main bedroom has an ensuite dressing area and shower room, as well as a Juliet balcony and its own private roof terrace. Bedroom 3 benefits from a ceiling hatch with a loft ladder to useful loft storage area.
- Double glazed windows and doors and gas fired under floor central heating.
- Electric gated access to a private residents carpark Two designated parking spaces directly below the apartment.
- Fantastic town centre location, just a short walk from the beautiful Quarry Park and River Severn, Theatre Severn, the main shopping areas, bars, restaurants and the railway station.
- The area opposite is currently undergoing an ambitious regeneration project and Shropshire Council are proposing large areas of public open space.
- No onward chain.



Total area: approx. 142.1 sq. metres (1529.6 sq. feet)

5 Nexus, Roushill, Shrewsbury, SY1 1PT

Coopergreenpooks.co.uk

£550,000 Leasehold (Share of Freehold) — 3 bedroom penthouse

sales@cgpooks.co.uk

Lease Terms

The apartment is held on a 150 year lease from 1st January 2006. There are 129 years still left on the lease.

Service Charge

The annual service charge for Apartment 5 from 1 January 2025 to 31 December 2025 was £4184.89. The service charge for 2026 has not yet been assessed. One of the apartment owners deals with the service charge management on behalf of the residents for which she charges an agreed fee.

The service charge covers cleaning, lighting and maintenance of the communal internal and external areas, lift maintenance, gardening, health and safety inspections, management fee, building insurance and window cleaning. It also includes a sinking fund for repairs and maintenance that are not carried out annually such as redecorating of the exterior, roof repairs, re carpeting and re decorating of the communal areas etc.

Freehold

The residents have purchased the freehold of the building from the developers and each resident owns a share of the freehold. This share will be included in the sale of the apartment. There is therefore no ground rent payable.

Lease terms and restrictions

If you wish to see a full copy of the lease, email mary.woodhouse@cgpooks.co.uk and she will email you a copy. In any event, buyers should make sure they have read the full lease before making an offer for the property. Buyers should note that pets are NOT allowed without the consent of the other residents and such consent can be withdrawn at any time.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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











Smithfield Riverside Regeneration (The site on the opposite side of Roushill)

The regeneration scheme is a £350 million, multi-phase project to transform the area between Smithfield Road and the River Sever into a vibrant district. Key plans include creating a beautiful new "Riverside Gardens" park, developing mixed-use plots for homes, offices, and a hotel, and enhancing connectivity with improved pedestrian and cyclist routes.

The Computer Generated Image above shows Shropshire Council's vision for the regeneration scheme. The design of the scheme has not yet been finalised.



5 Nexus, Roushill, Shrewsbury, SY1 1PT

£550,000 Leasehold (Share of Freehold) — 3 bedroom penthouse
sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

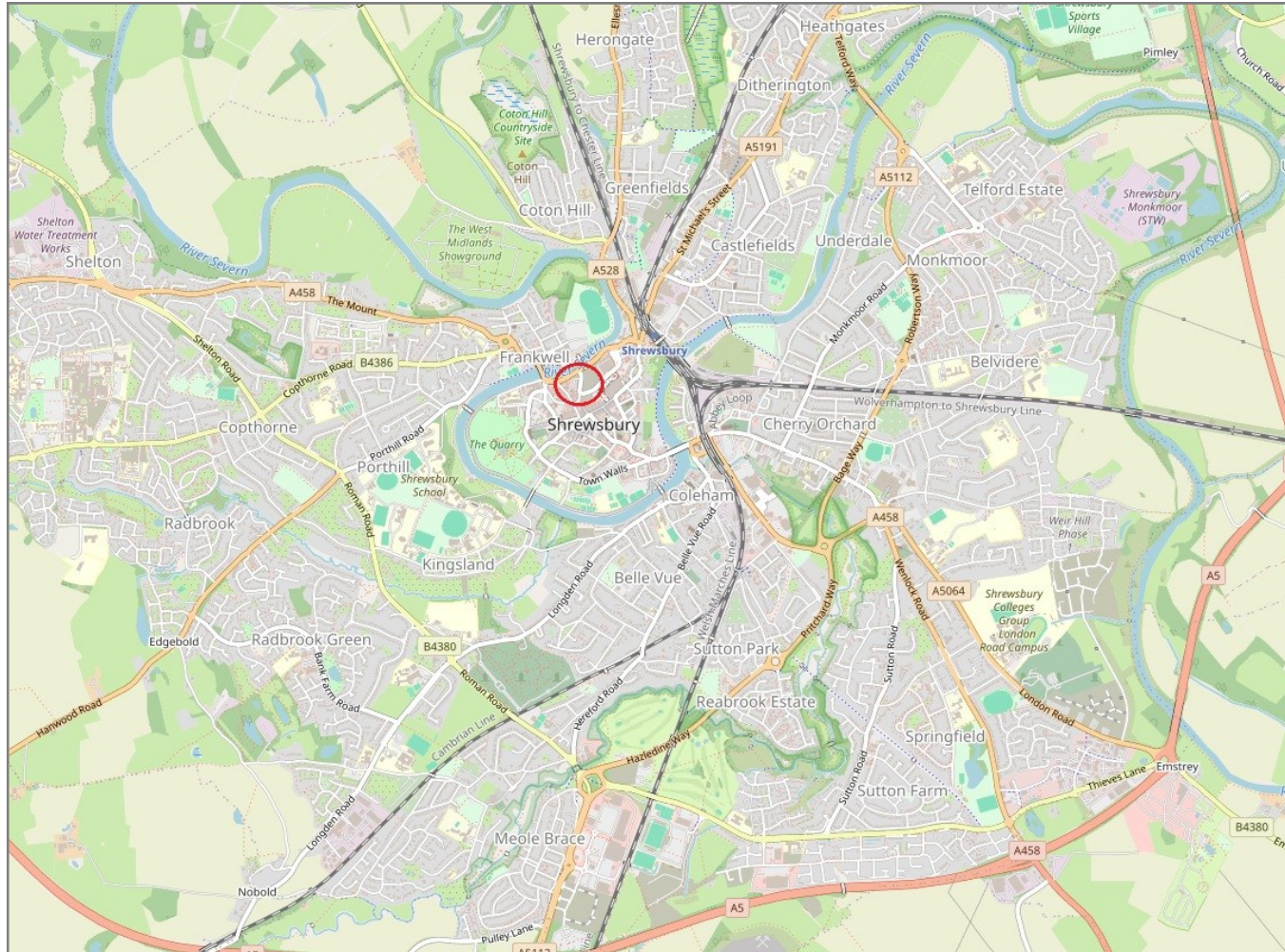
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

5 Nexus, Roushill, Shrewsbury, SY1 1PT

Coopergreenpooks.co.uk

£550,000 Leasehold (Share of Freehold) — 3 bedroom penthouse

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.