



71 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

2 bedroom ground floor flat — £200,000 Leasehold

71 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

Coopergreenpooks.co.uk

£200,000 Leasehold — 2 bedroom ground floor flat

sales@cgpooks.co.uk

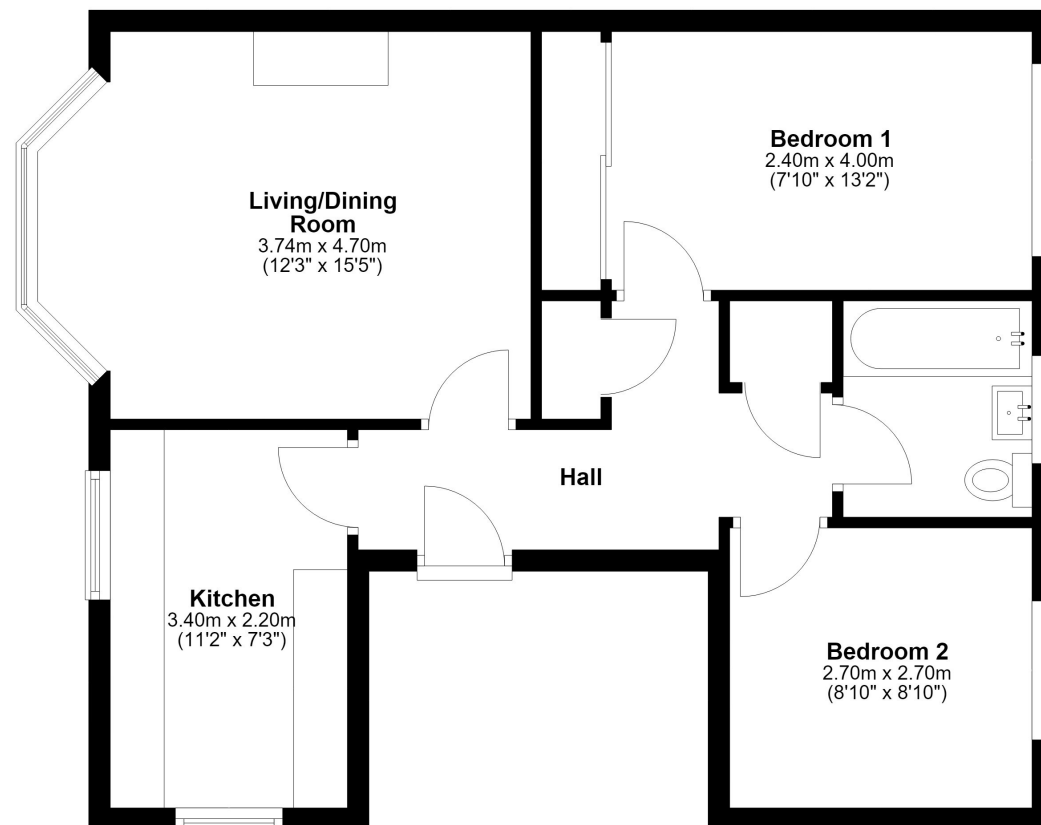
Situated within a very desirable residential area, a short walk from the Quarry Park and town centre, this two-bedroom ground floor apartment has been renovated within the last 5 years, offering well-designed accommodation throughout and private off-street parking.

KEY FEATURES

- Communal entrance providing access to just two apartments
- Good-sized inner entrance hall with useful storage
- Open plan living/dining room with a feature fireplace and bay window to front
- Re-fitted kitchen with a range of units, integrated appliances, and breakfast bar
- Two bedrooms and a separate family bathroom with shower. Bedroom one also has built-in wardrobes
- uPVC double glazed windows and gas fired central heating
- Private parking within a residents car park to the rear of the building
- A fantastic location on a very popular street, a short walk from the vibrant Coleham area, with its outstanding primary school, café, riverside pub/restaurant and many other independent businesses. The town centre is also just a 5/10-minute walk from the property via the Greyfriars footbridge, as well as some scenic riverside walks and the beautiful Quarry Park
- Sold vacant with no upward chain

Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 sq. feet)





71 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

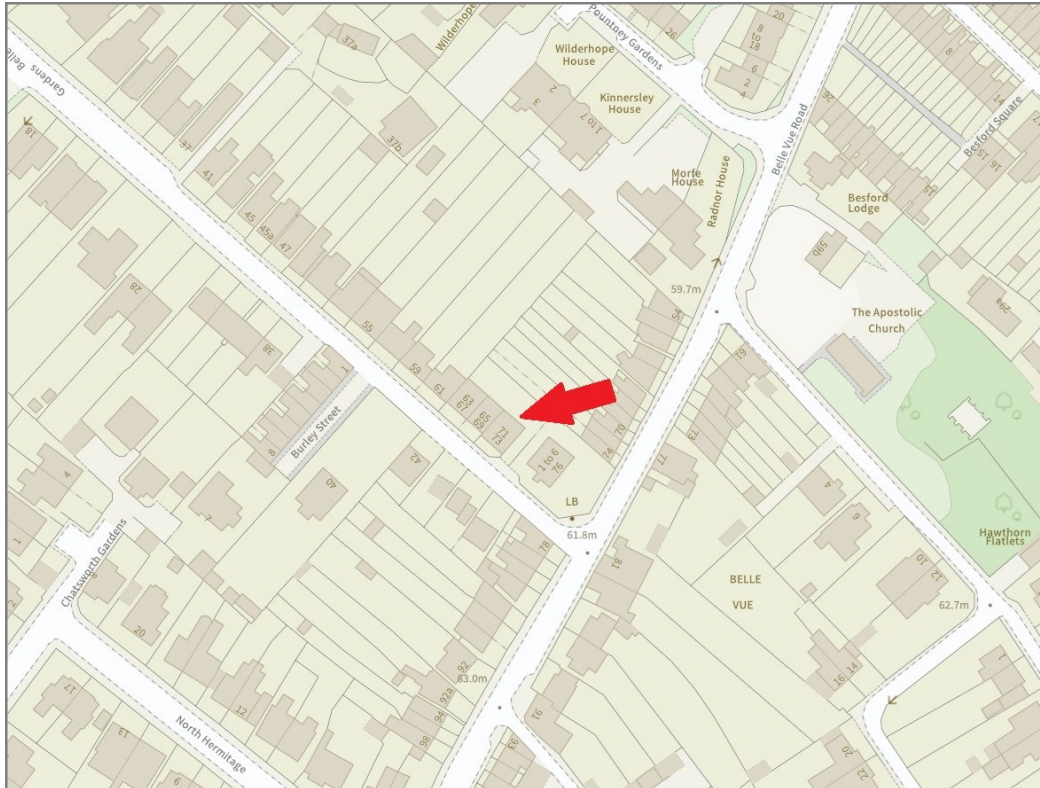
£200,000 Leasehold — 2 bedroom ground floor flat

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 D
Services	All mains services are connected

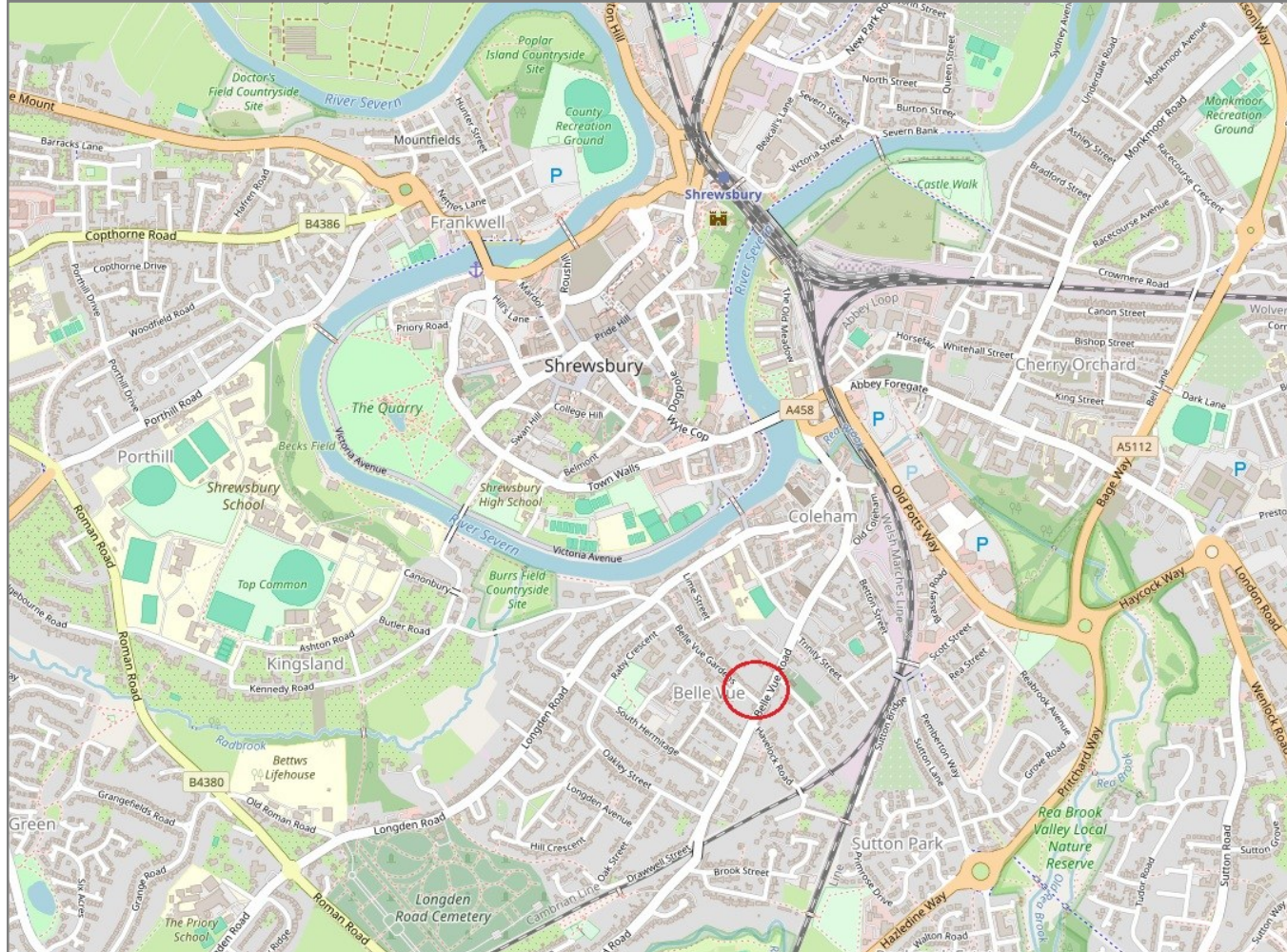
Tenure	Leasehold
Lease Length	999 years from 7th February 1979
Service Charge	£1,825 per annum
Ground Rent	£30 per annum

71 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

Coopergreenpooks.co.uk

£200,000 Leasehold — 2 bedroom ground floor flat

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.