



305 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY

2 bedroom apartment — £150,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

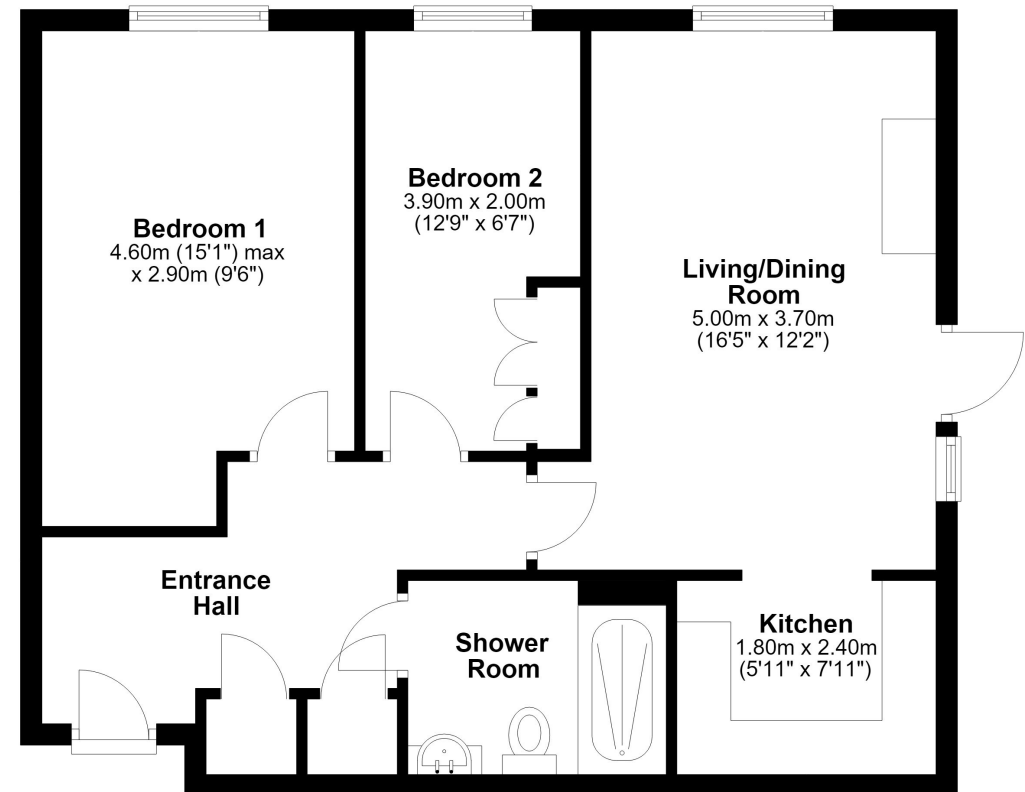
This two-bedroom ground floor apartment is quietly and conveniently located within a purpose-built retirement development, just a short walk of the town centre, having its own private entrance and easy access to the parking area, while offering neatly presented and well-proportioned accommodation throughout.

KEY FEATURES

- Good sized entrance hall with useful built-in storage
- Lovely open plan living/dining room with a feature fireplace, windows to two elevations, and glazed door to side
- Fitted kitchen, which is also open plan to the living area, with a range of units and space for appliances
- Two generous bedrooms and a modern shower room with double length walk-in shower, sink with vanity unit, and heated towel rail
- uPVC double glazed windows and electric heating
- A great location on the ground floor of the development, having it's own private entrance from the car park, as well as additional access to all communal areas
- The Cedars is a purpose-built development offering a lovely environment for residents to live self sufficiently, with the option to get involved with a thriving community and benefit from additional assistance if required
- The House manager is on site from 9am and 5pm Monday/Friday, and there is also a resident's lounge and guest suite available
- Private car park for residents and guests and there are very attractive and extensive communal grounds adjoining the Reabrook nature reserve
- A great location within walking distance of some excellent amenities and the town centre, as well as a bus top being just stone's throw from the main entrance
- Sold vacant with no onward chain

Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)







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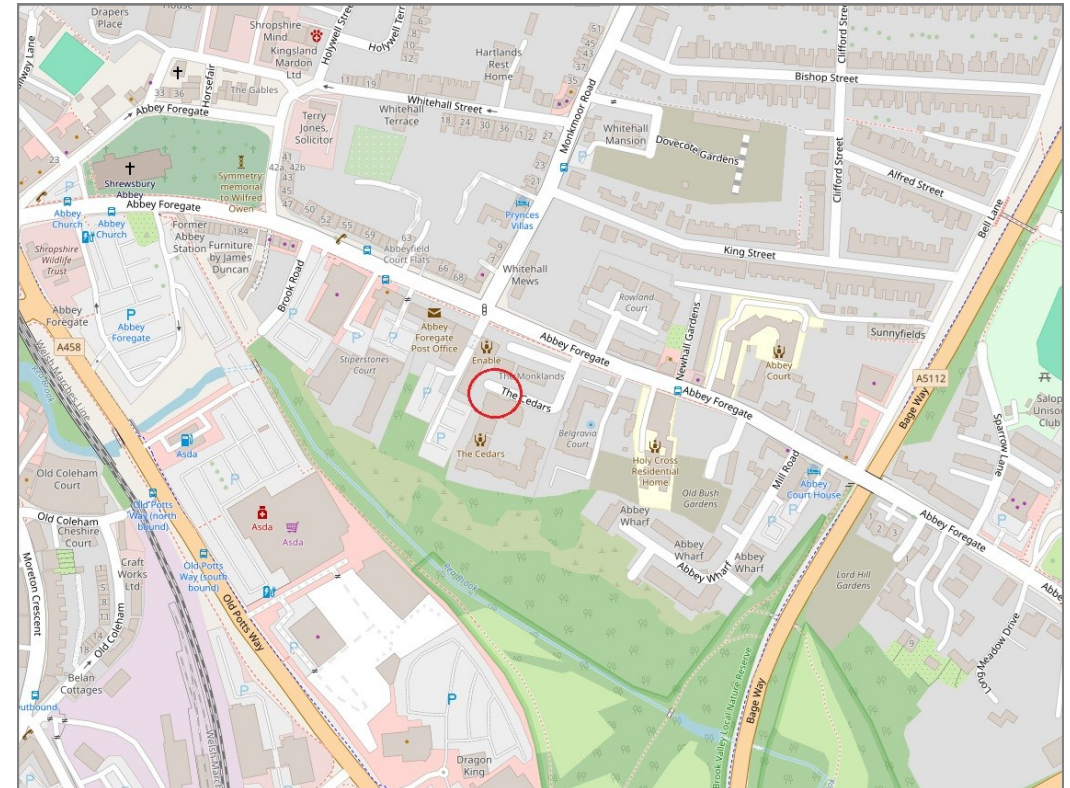
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BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	Mains water, electricity and drainage are connected. Electric heating.

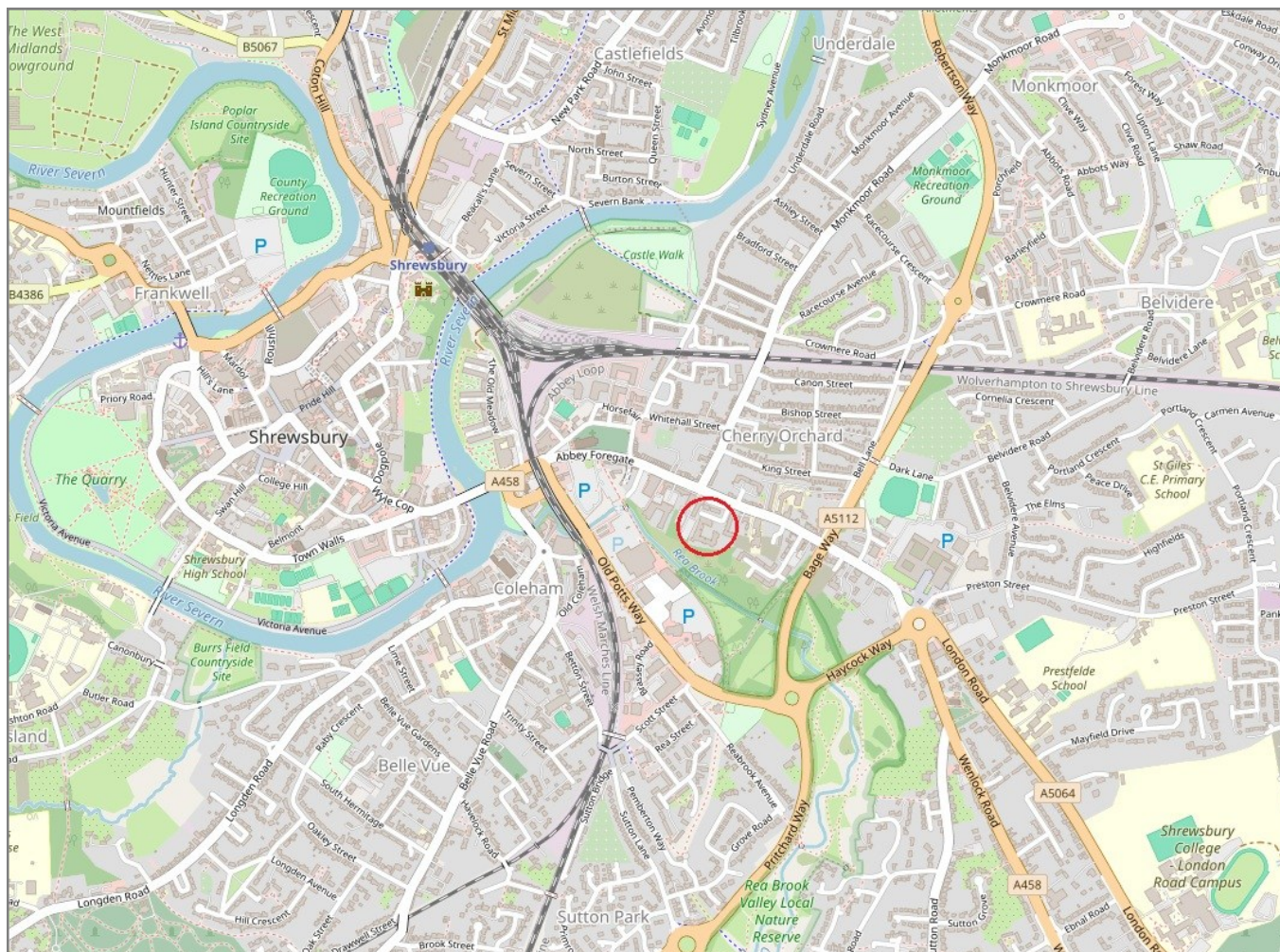
Tenure	Leasehold
Lease Length	125 years from 1990
Service Charge	£800 per quarter (£3,200 per annum)
Ground Rent	£0

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