



**33 Abbey Wharf, Mill Road, Shrewsbury, SY2 6AY**

2 bedroom apartment — £179,995 Leasehold

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Coopergreenpooks.co.uk

£179,995 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

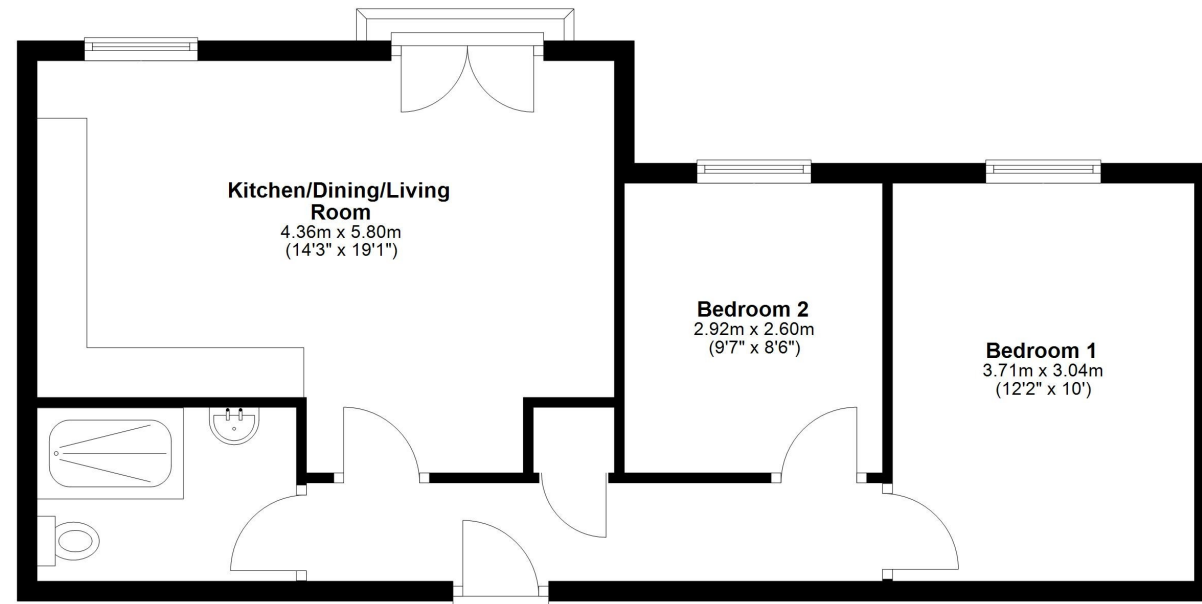
Occupying a fantastic position with stunning views over the Reabrook Conservation Area, this beautifully presented second floor apartment offers thoughtfully designed accommodation throughout, while benefitting from lift access, private allocated parking, and attractively landscaped communal gardens.

### KEY FEATURES

- Neatly kept communal entrance hall with staircase and lift access to the second floor
- Good sized inner hallway with useful storage
- Impressive open plan kitchen/dining/living room with Juliette balcony offering views over the conservation area, communal gardens, and towards the town centre
- A range of well-fitted units to the kitchen, with integrated appliances and space for fridge/freezer
- Two double bedrooms, one currently used as a home office/dressing room, both of which have views to the rear
- The separate family shower room has been stylishly designed with a large walk-in cubicle and rainwater shower head
- Energy efficient double-glazed windows and electric heating
- A great location within a quiet and attractive modern development, just a short walk from the town centre, as well as good local pubs/restaurants, supermarkets, and butcher/delicatessen. With the communal gardens adjoining the conservation area, there is also direct access to lovely walks and opportunities to spot plenty of wildlife including deer
- As an incentive to a buyer, the vendors would be willing to pay for the next years' service charge, subject to negotiation
- Private allocated parking and use of the communal gardens and bin store

### Second Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



Total area: approx. 53.8 sq. metres (579.4 sq. feet)









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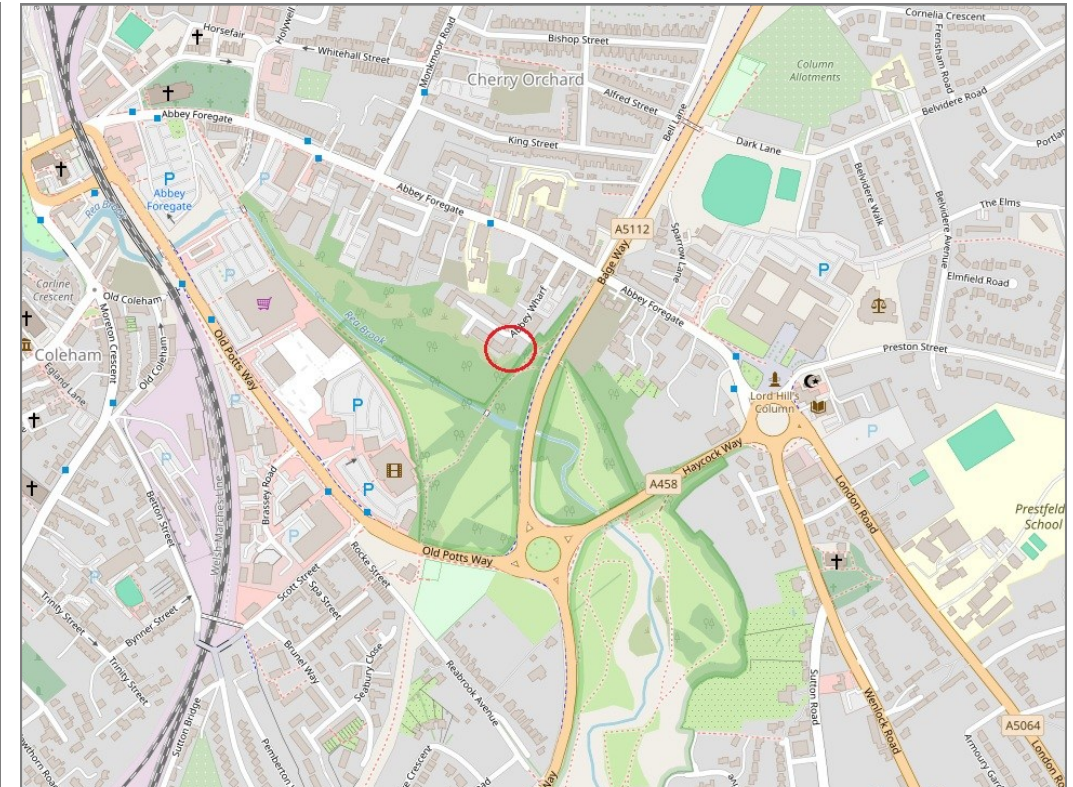
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**BOUNDARIES NOT CONFIRMED**

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Tenure          | <b>Leasehold</b>                                                                  |
| Local Authority | <b>Shropshire Council</b>                                                         |
| Council Tax     | <b>Band B</b>                                                                     |
| EPC Band        | <b>Band B</b>                                                                     |
| Services        | <b>Mains water, electricity and drainage are connected.<br/>Electric heating.</b> |

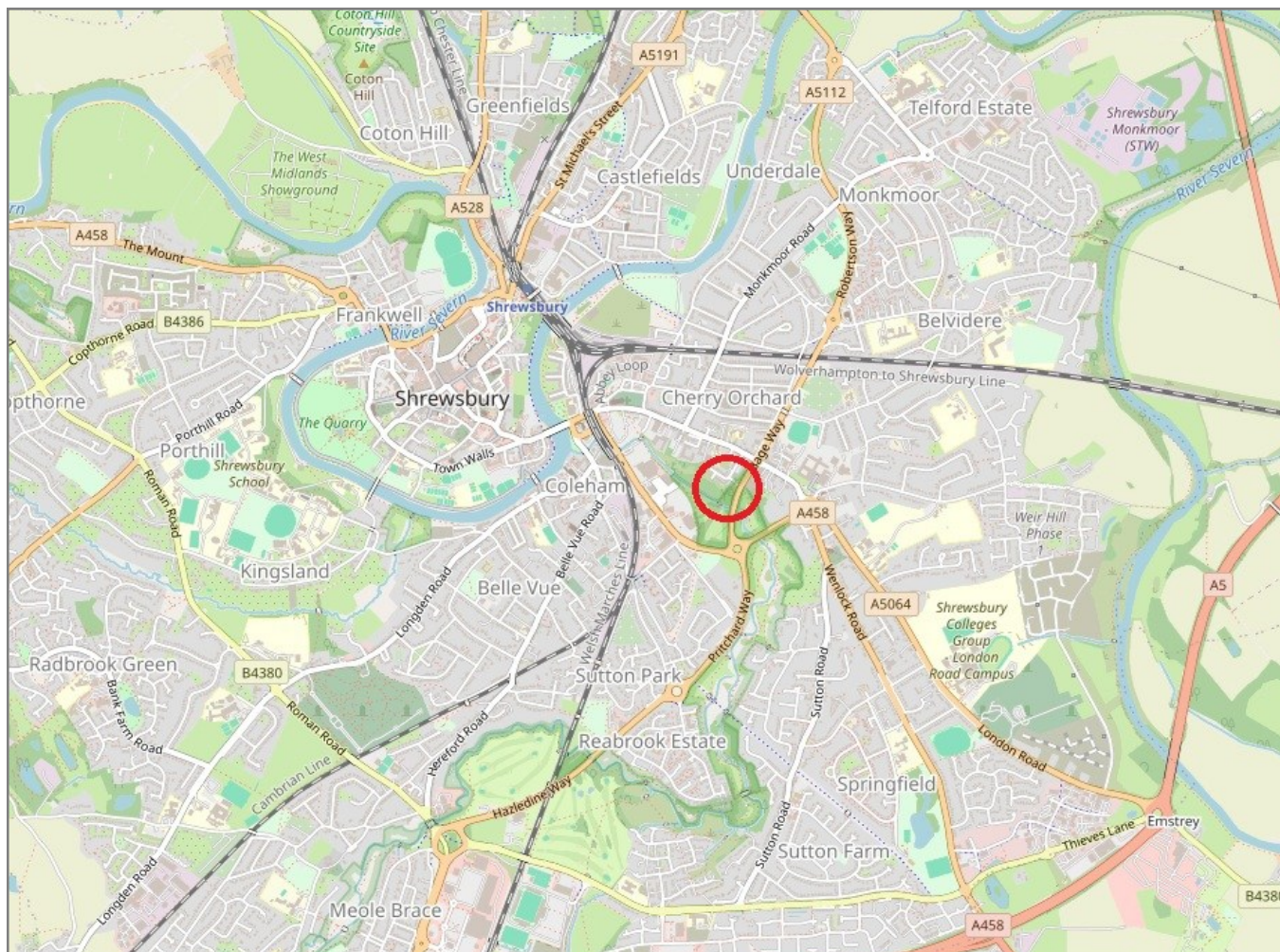
|                 |                                       |
|-----------------|---------------------------------------|
| Length of lease | <b>250 years</b>                      |
| Start of lease  | <b>2013</b>                           |
| Service charge  | <b>£235 p/m—including ground rent</b> |

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