



4 Newent Close, Castlefields, Shrewsbury SY1 2UJ

2 bedroom first floor apartment — £98,000 Leasehold

4 Newent Close, Castlefields, Shrewsbury SY1 2UJ

Coopergreenpooks.co.uk

£98,000 Leasehold — 2 bedroom first floor apartment

sales@cgpooks.co.uk

This neatly presented first floor apartment offers very light and well-proportioned accommodation, situated within walking distance of the town centre, while benefitting from a private garden and parking.

KEY FEATURES

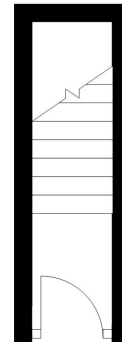
- Private entrance hall and staircase to the first-floor landing, which has useful storage
- South facing open plan living/dining room
- Separate kitchen and pantry/store with plumbing connection for a washing machine
- Two generous bedrooms (one double and a large single) and a family bathroom with shower
- uPVC double glazed windows and electric heating
- Private garden, gravelled for easy maintenance, with gated access to the front
- Allocated parking space to the rear of the property
- A fantastic location within a quiet residential area, close to lovely river walks, various amenities, the train station and town centre
- This property is restricted to over 55's only
- Sold with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

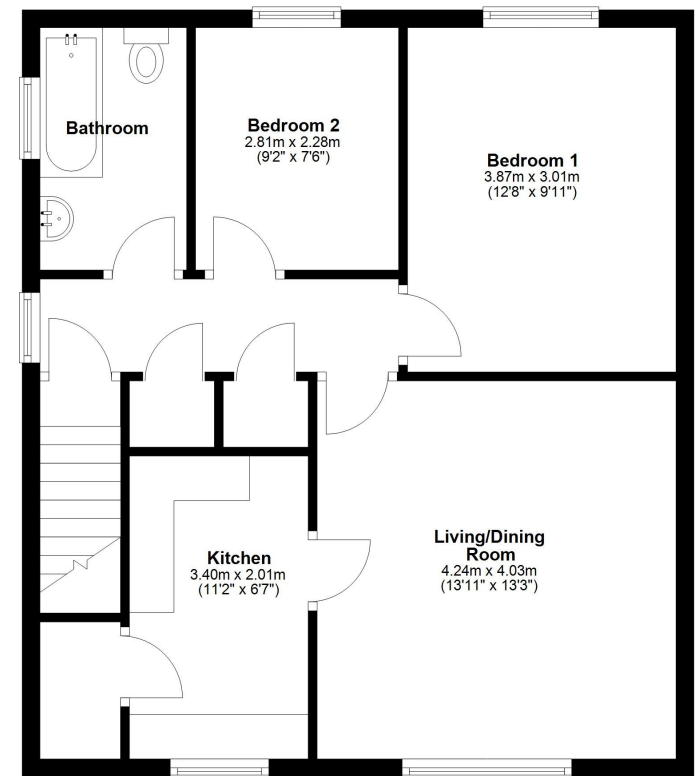
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Ground Floor
Approx. 3.0 sq. metres (32.8 sq. feet)



First Floor
Approx. 58.6 sq. metres (630.7 sq. feet)



Total area: approx. 61.6 sq. metres (663.6 sq. feet)







4 Newent Close, Castlefields, Shrewsbury SY1 2UJ

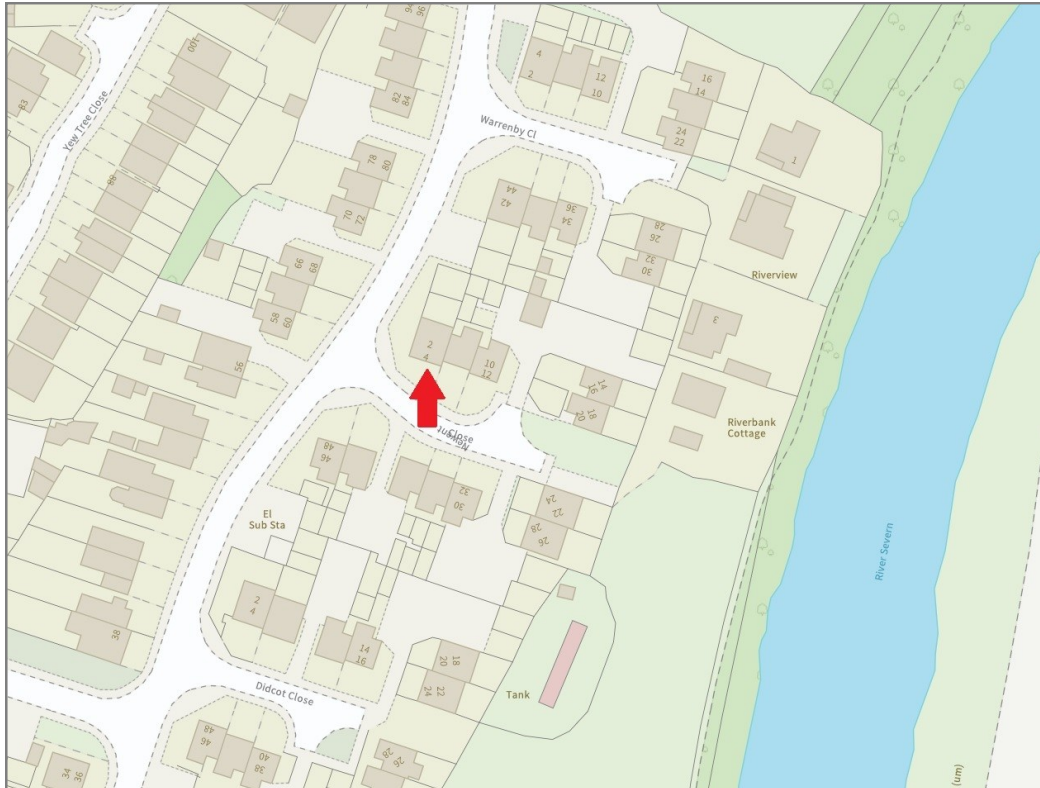
£98,000 Leasehold — 2 bedroom first floor apartment

sales@cgbooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Leasehold	125 years from 1993
Service Charge	£107.80 PA
Ground Rent	£10 PA

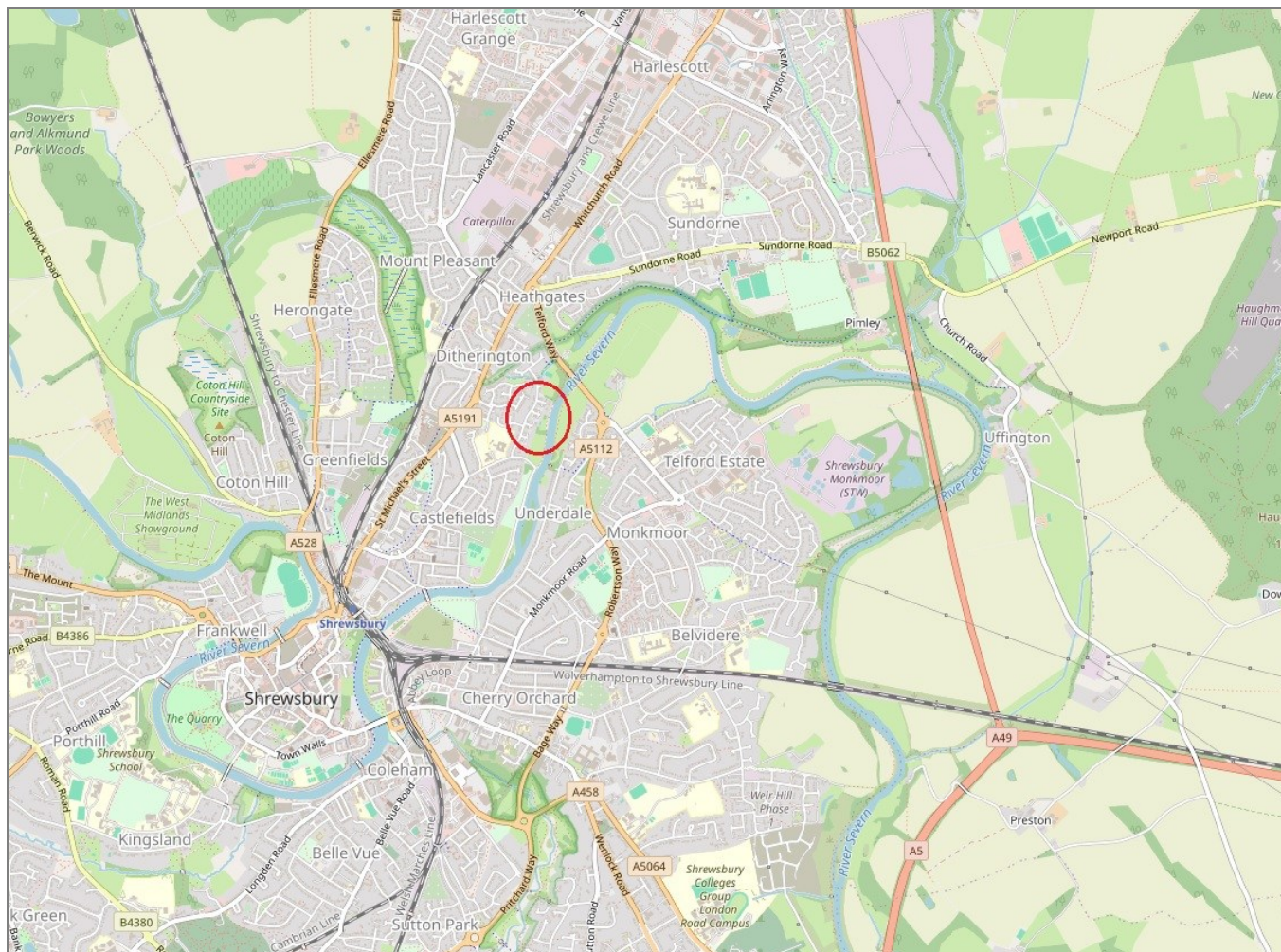
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band D
Services	Mains services water, electricity and drainage are connected
	Heating is electric

4 Newent Close, Castlefields, Shrewsbury SY1 2UJ

Coopergreenpooks.co.uk

£98,000 Leasehold — 2 bedroom first floor apartment

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.