

COOPER GREEN POOKS

Sherbourne, 24 Stonehurst, Sutton Road, Shrewsbury, SY2 6DD

1 bedroom apartment — £150,000 (Offers Over) Share of Freehold

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Coopergreenpooks.co.uk

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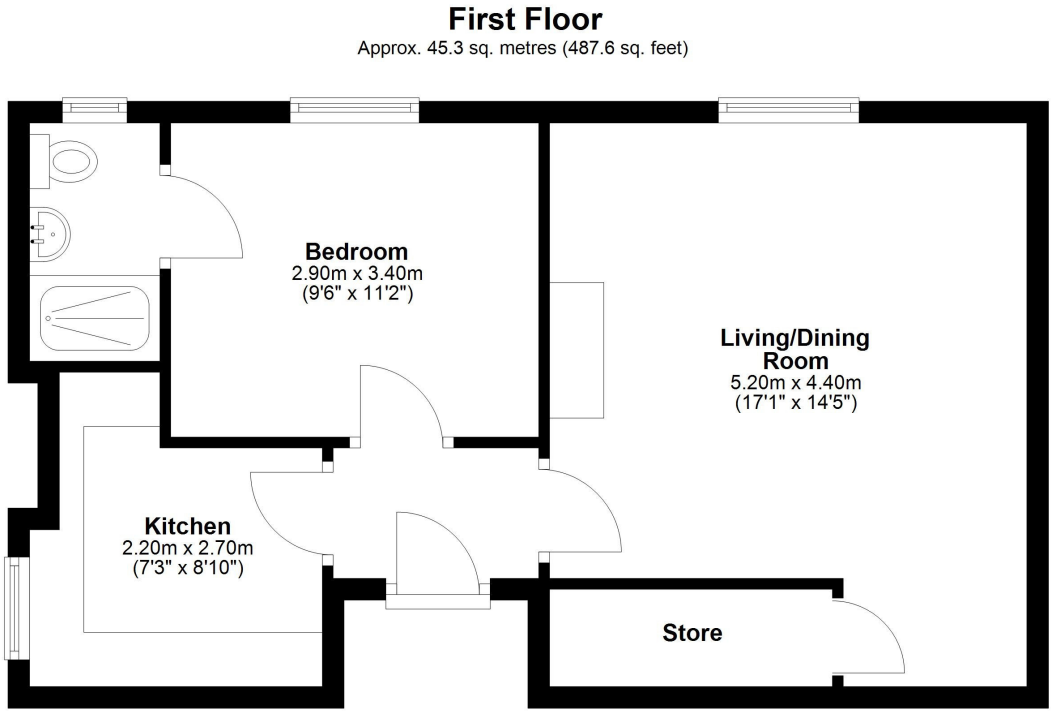
sales@cgpooks.co.uk

Situated within an imposing former school building of character, this well-presented first floor apartment offers neatly presented and well-designed accommodation, while retaining plenty of period features such as high ceilings and large sash windows. The property is located within a very popular residential area, and benefits from private allocated parking and landscaped communal gardens.

KEY FEATURES

- Impressive communal entrance opening to stunning main hall which has a beautiful staircase, parquet flooring and stained-glass light lantern
- Sherboune is on the first floor of the building accessed via the stunning central landing, and quietly tucked away through a separate hallway
- Private inner hallway with telephone intercom system
- Large open plan living/dining room with feature chimney breast and recess, window overlooking the gardens, and useful store cupboard
- Modern fitted kitchen with a range of units and space for appliances
- Good-sized double bedroom and en-suite shower room
- Electric heating and fully double-glazed sash windows - installed within the last 6 years
- Neatly kept communal garden, complete with seating and drying areas for residents' use. There is also a communal cellar and bike storage facilities, as well as private storage for each flat
- Allocated parking space to the rear of the building
- Sold with a share of the freehold and managed by the residents with a long lease, no ground rent and an annual service charge of £1,440 PA (with option to pay monthly)
- A fantastic location within a sought-after residential area, just a short distance from excellent amenities such as shops and a doctor's surgery, with lovely walks through the Reabrook Nature Reserve, as well as being within a 30 minute walk of the town centre



Total area: approx. 45.3 sq. metres (487.6 sq. feet)





























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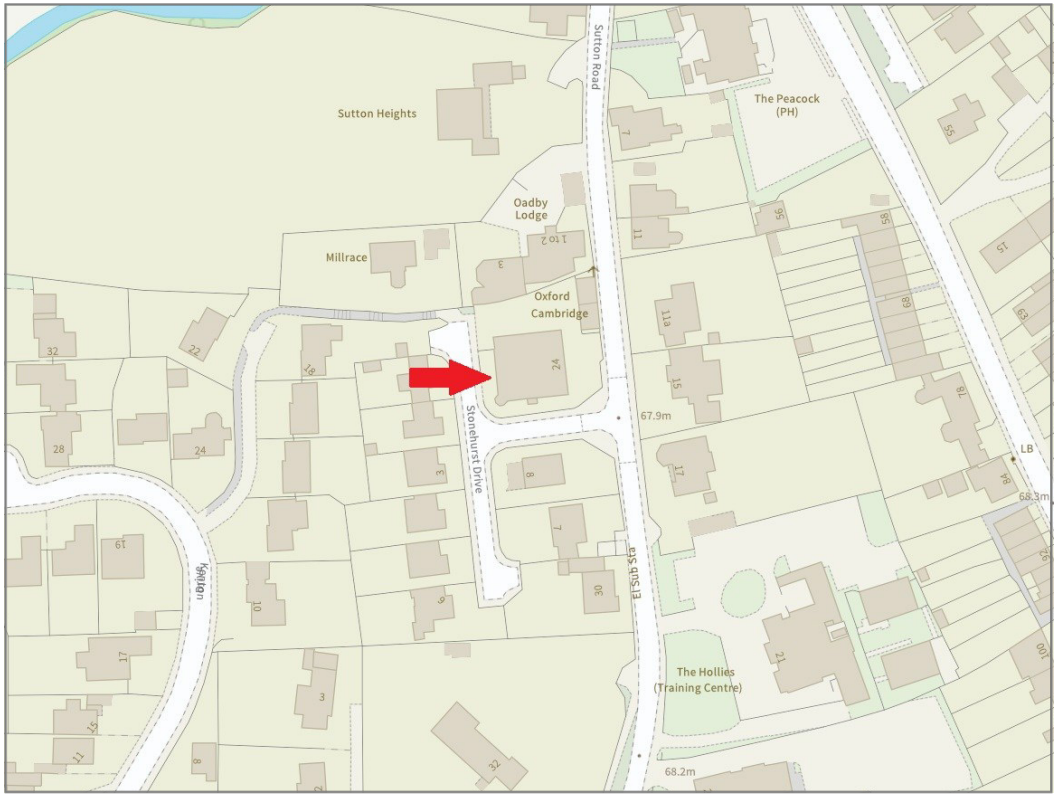

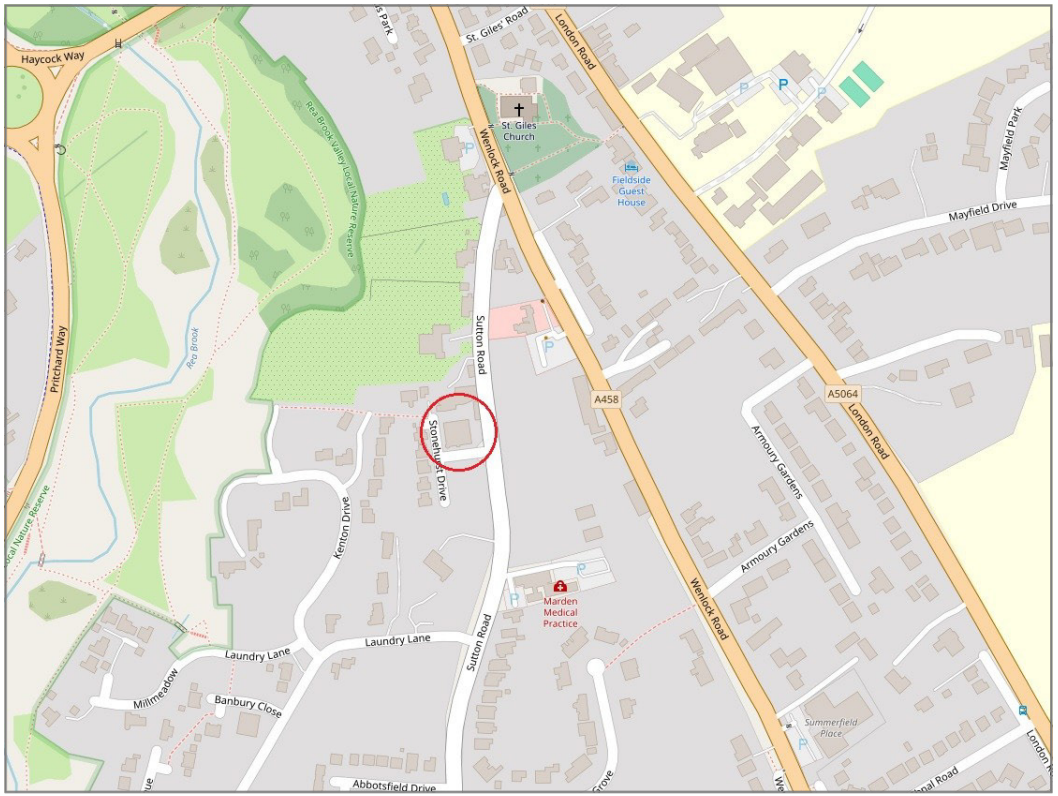

BOUNDARIES NOT CONFIRMED

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

Tenure	**Share of Freehold**
Lease Length	**964 years remaining**
Service Charge	**£1,440 per annum (option to pay monthly)**

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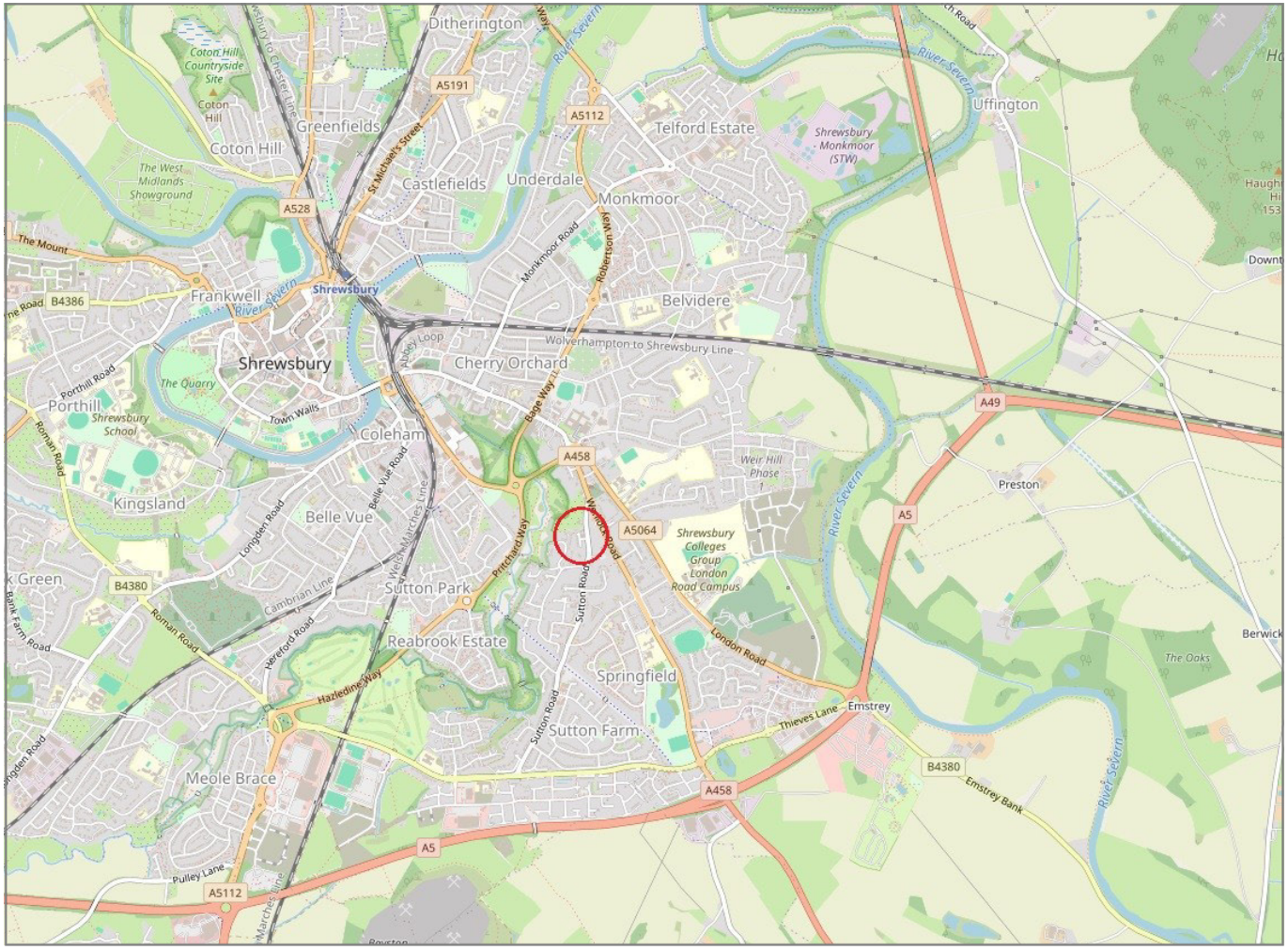

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