



## 5 Shotton Hall, Shotton Lane, Harmer Hill, Shrewsbury, SY4 3DW

1 bedroom first floor apartment—£145,000 Leasehold (with a share of the freehold)

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Coopergreenpooks.co.uk

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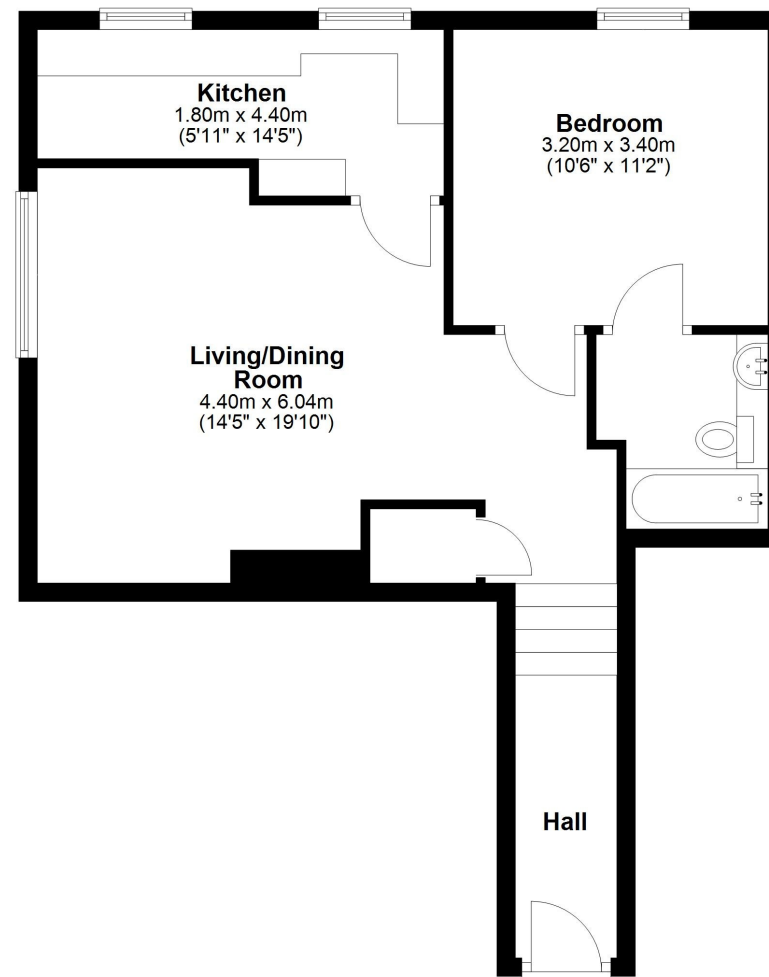
This individually designed first floor apartment is situated within a stunning former mansion house and school, surrounded by beautiful communal gardens with fantastic views over open countryside, while being quietly located on the fringe of a popular village, just a ten minute drive from Shrewsbury.

### KEY FEATURES

- Neatly presented communal entrance with impressive turning staircase to the first floor
- Good-sized private inner entrance hall with telephone intercom system
- Large open plan living/dining area with useful storage and a large stone mullion window offering views over the communal gardens and countryside
- Fitted kitchen with a range of units, space for appliances and two windows allowing plenty of natural light and views to side
- Double bedroom with built-in wardrobe and a well-appointed en-suite bathroom with shower
- Plenty of parking for residents and guests
- The stunning communal gardens total approx. 4 acres, which adjoin open countryside and are owned by the residents, comprising areas of lawn, woodland, orchard, and a variety of seating areas, as well as a secluded pool
- A lovely quiet location, while being a short distance from the village of Harmer Hill, and just a 10 minute drive from Shrewsbury
- The property is sold with no upward chain, a share of the freehold and a long lease

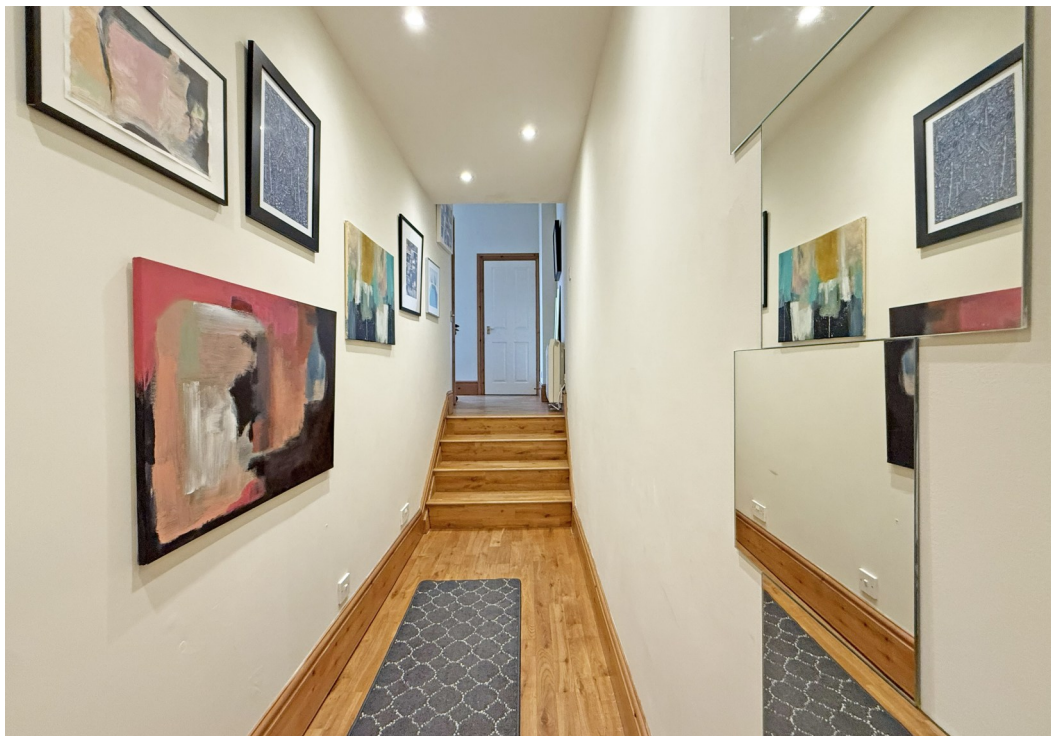
### First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 50.8 sq. metres (546.4 sq. feet)











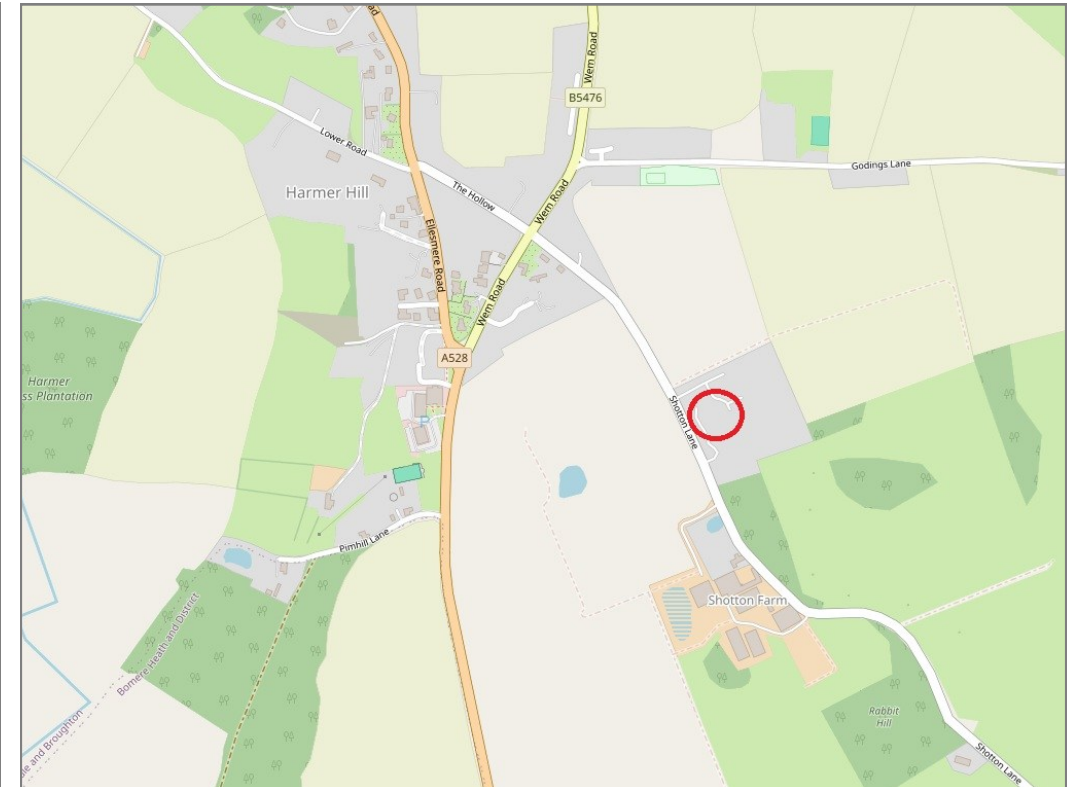
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**BOUNDARIES NOT CONFIRMED**

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

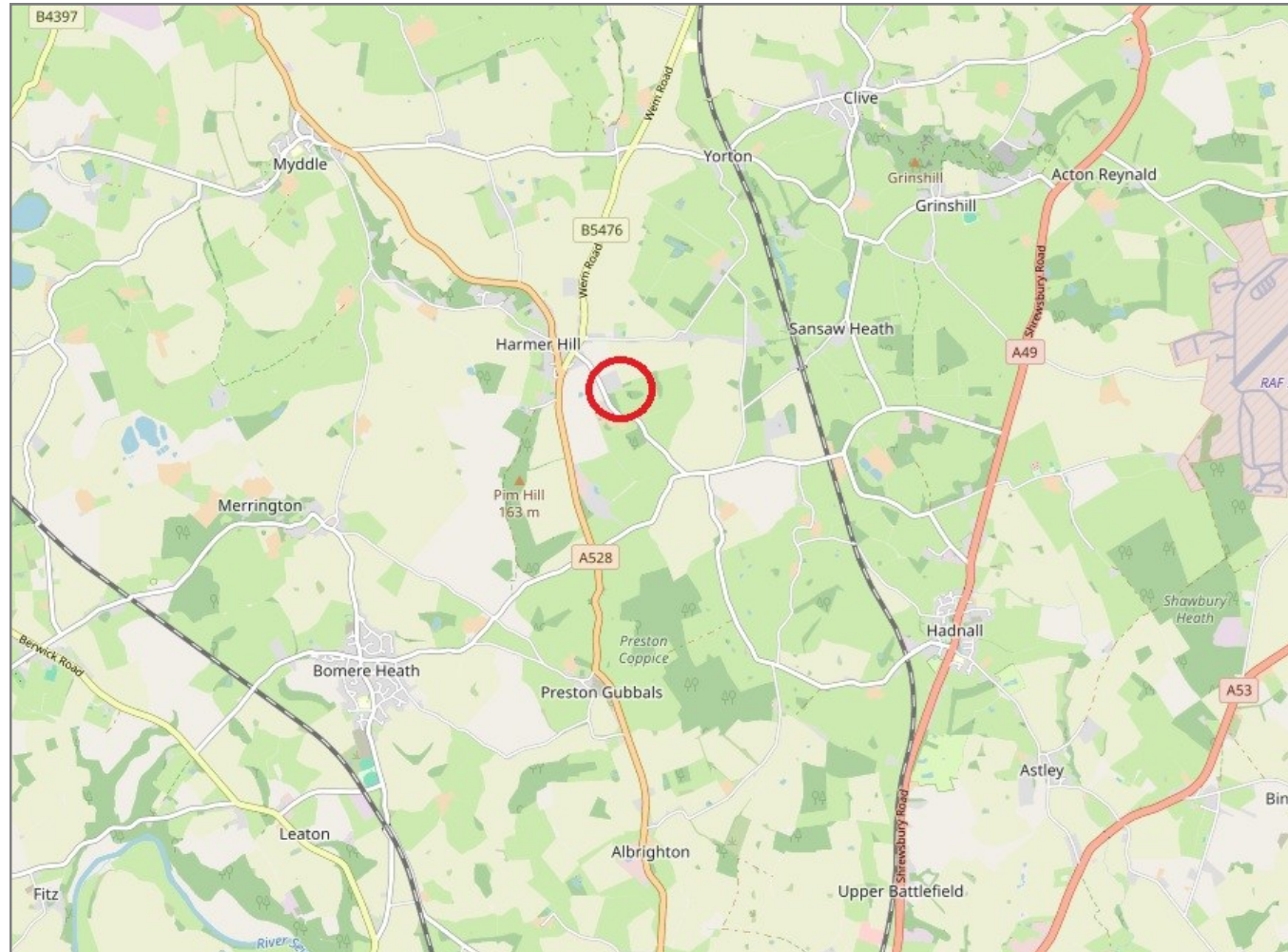
Tenure	<b>Leasehold with a share of the Freehold</b>
Lease	<b>999 years from 2002</b>
Service Charge	<b>£1805.42 per annum</b>
Ground Rent	<b>None</b>

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