



18 Simpson Square, St Michaels Street, Shrewsbury, SY1 2EQ

2 bedroom apartment — £184,995 Leasehold

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Coopergreenpooks.co.uk

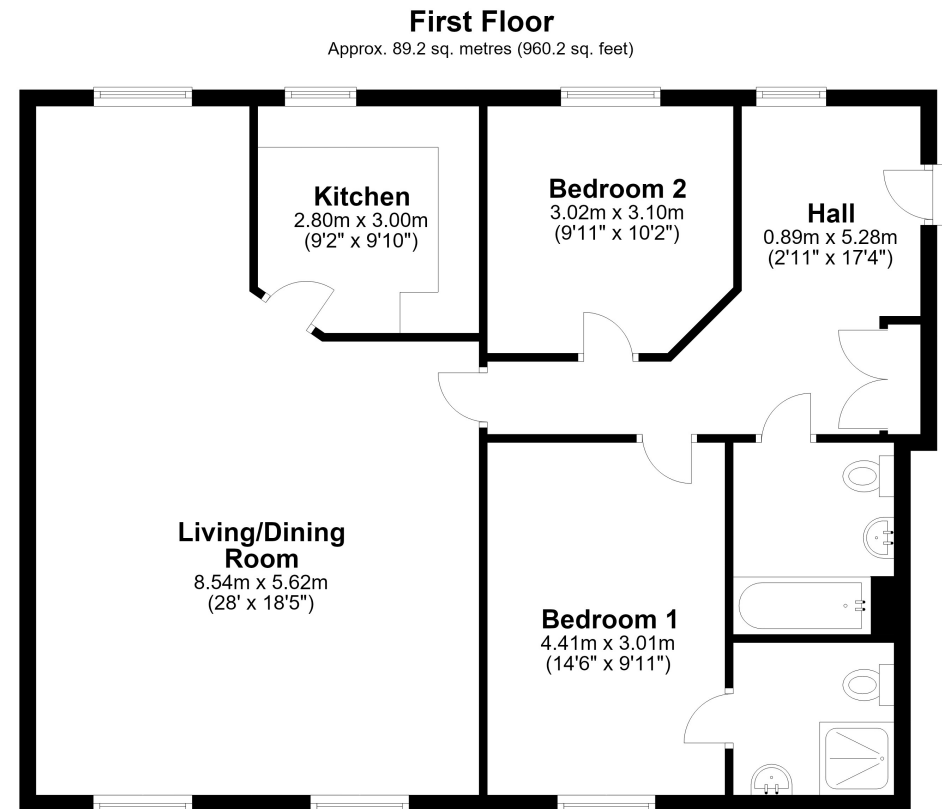
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sales@cgpooks.co.uk

Located in a purpose-built development with private parking space, just a few minutes' walk from the railway station and town centre. This modern second floor apartment offers extremely spacious, light and well-designed accommodation with views over the communal gardens.

KEY FEATURES

- Large entrance hall with window to rear, built in storage and space for a desk if required.
- Extremely spacious open plan living/dining room which has wood effect flooring and windows to both the front and rear elevations.
- Separate fitted kitchen which has a window overlooking the gardens.
- Bathroom and two double bedrooms. The main bedroom also has an en suite shower room.
- Double glazed windows and gas central heating.
- Light and well-kept communal areas and a landscaped garden for resident's use. There is also a private allocated parking space included.
- Superb location, just a stone's throw from the town centre.
- Ideal for a first-time buyer, someone looking for a spacious lock up and leave property, or a buy to let investor. This property is likely to generate a monthly rental income of about £950.
- Vacant and no onward chain.



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

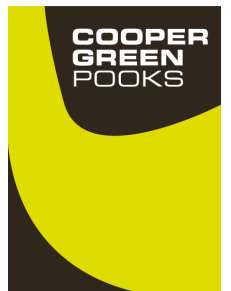




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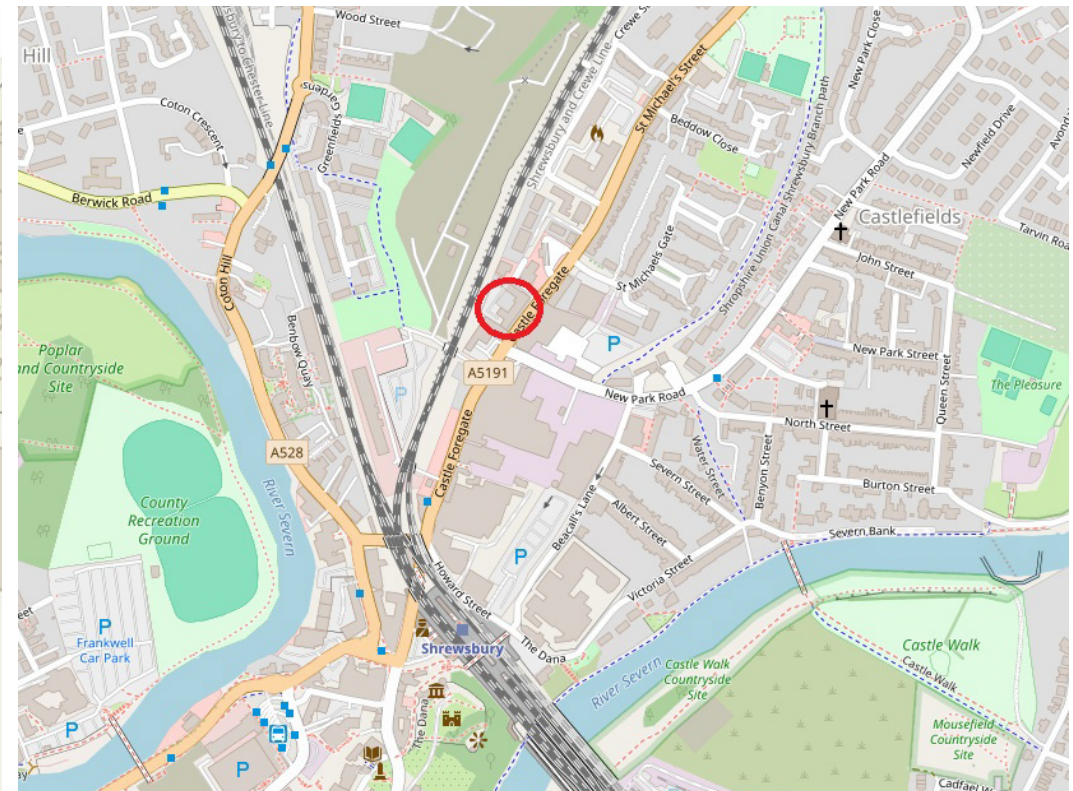
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BOUNDARIES NOT CONFIRMED

Local Authority
Council Tax
EPC Band
Services

Shropshire Council
Band B
Band C
All mains services are connected

Tenure
Lease Length
Service Charge
Ground Rent

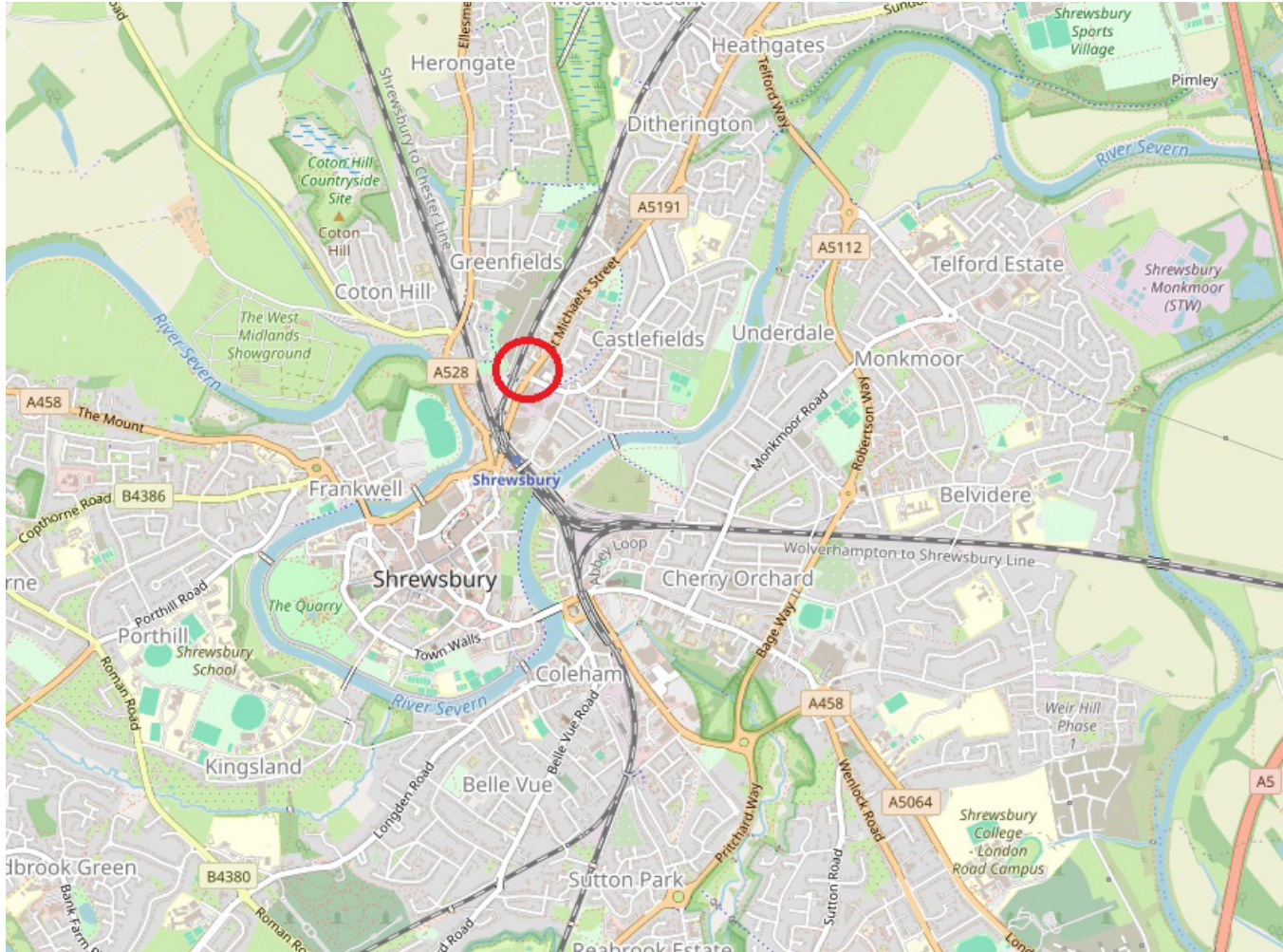
Leasehold
125 years from 01/10/2004
£717.57 every six months
£250 per annum

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