



71 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

2 bedroom ground floor flat — £179,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

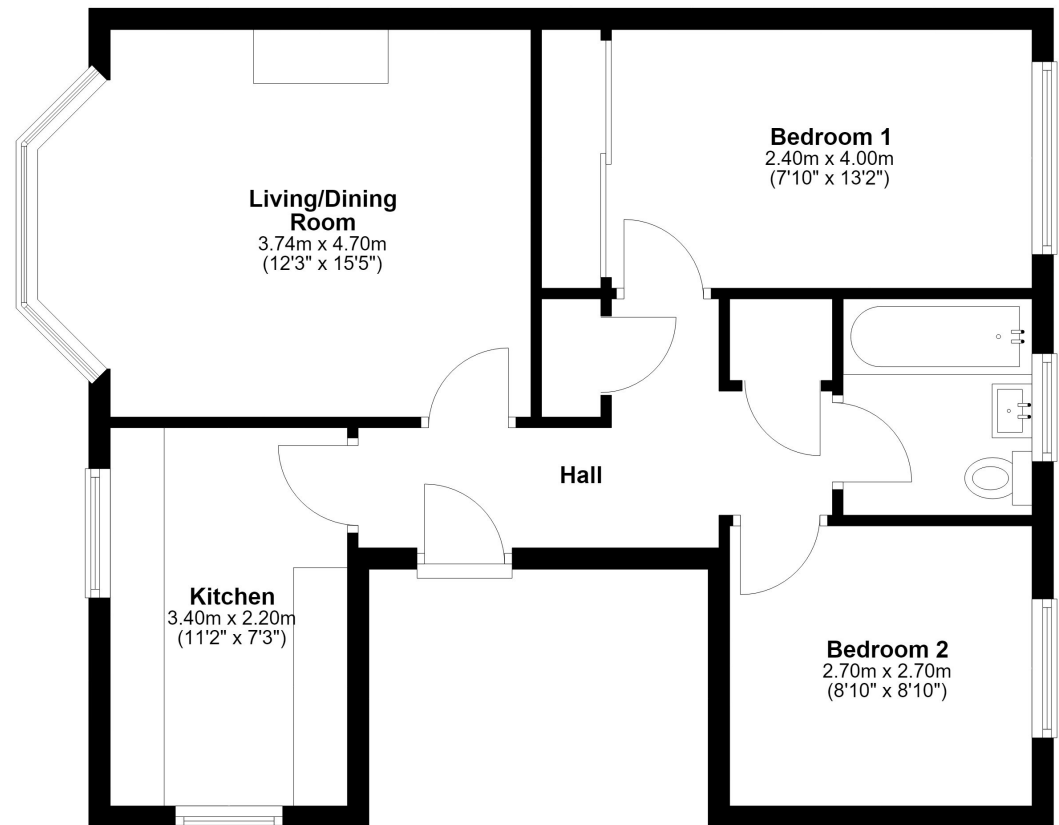
Situated within a very desirable residential area, a short walk from the Quarry Park and town centre, this two-bedroom ground floor apartment has been renovated within the last 5 years, offering well-designed accommodation throughout and private off-street parking.

KEY FEATURES

- Communal entrance providing access to just two apartments
- Good-sized inner entrance hall with useful storage
- Open plan living/dining room with a feature fireplace and bay window to front
- Re-fitted kitchen with a range of units, integrated appliances, and breakfast bar
- Two bedrooms and a separate family bathroom with shower. Bedroom one also has built-in wardrobes
- uPVC double glazed windows and gas fired central heating
- Private parking within a residents car park to the rear of the building
- A fantastic location on a very popular street, a short walk from the vibrant Coleham area, with its outstanding primary school, café, riverside pub/restaurant and many other independent businesses. The town centre is also just a 5/10-minute walk from the property via the Greyfriars footbridge, as well as some scenic riverside walks and the beautiful Quarry Park
- Sold vacant with no upward chain

Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 sq. feet)

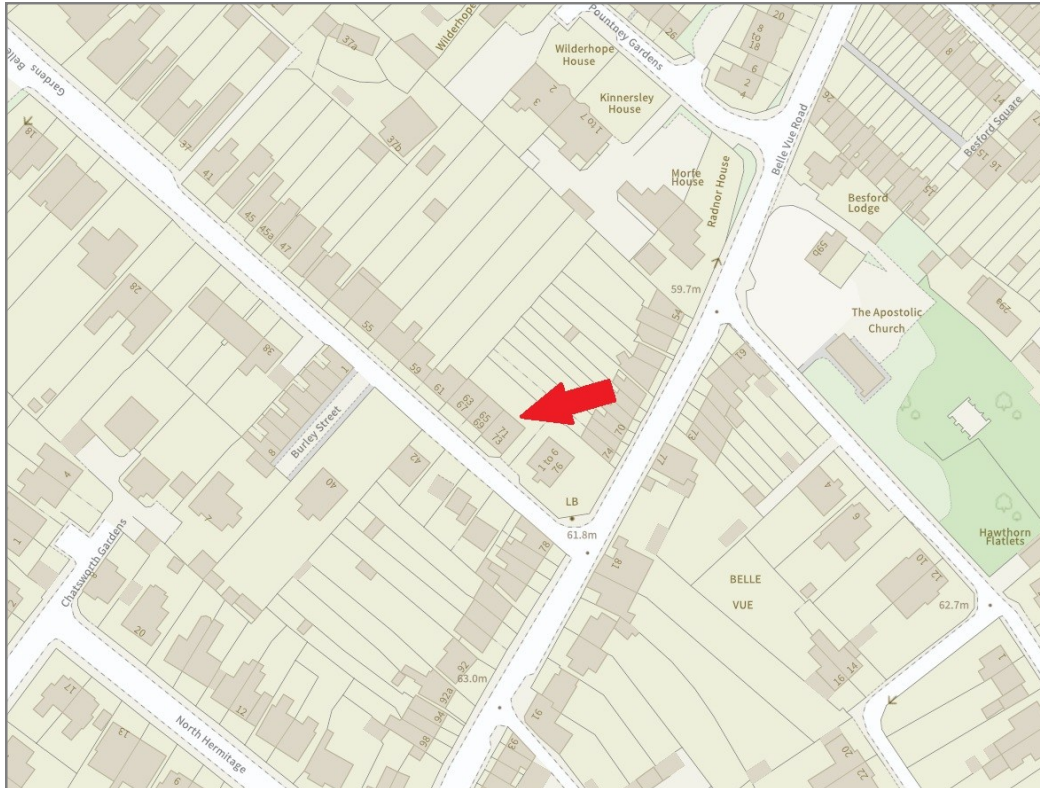




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BOUNDARIES NOT CONFIRMED



Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band D
Services	All mains services are connected

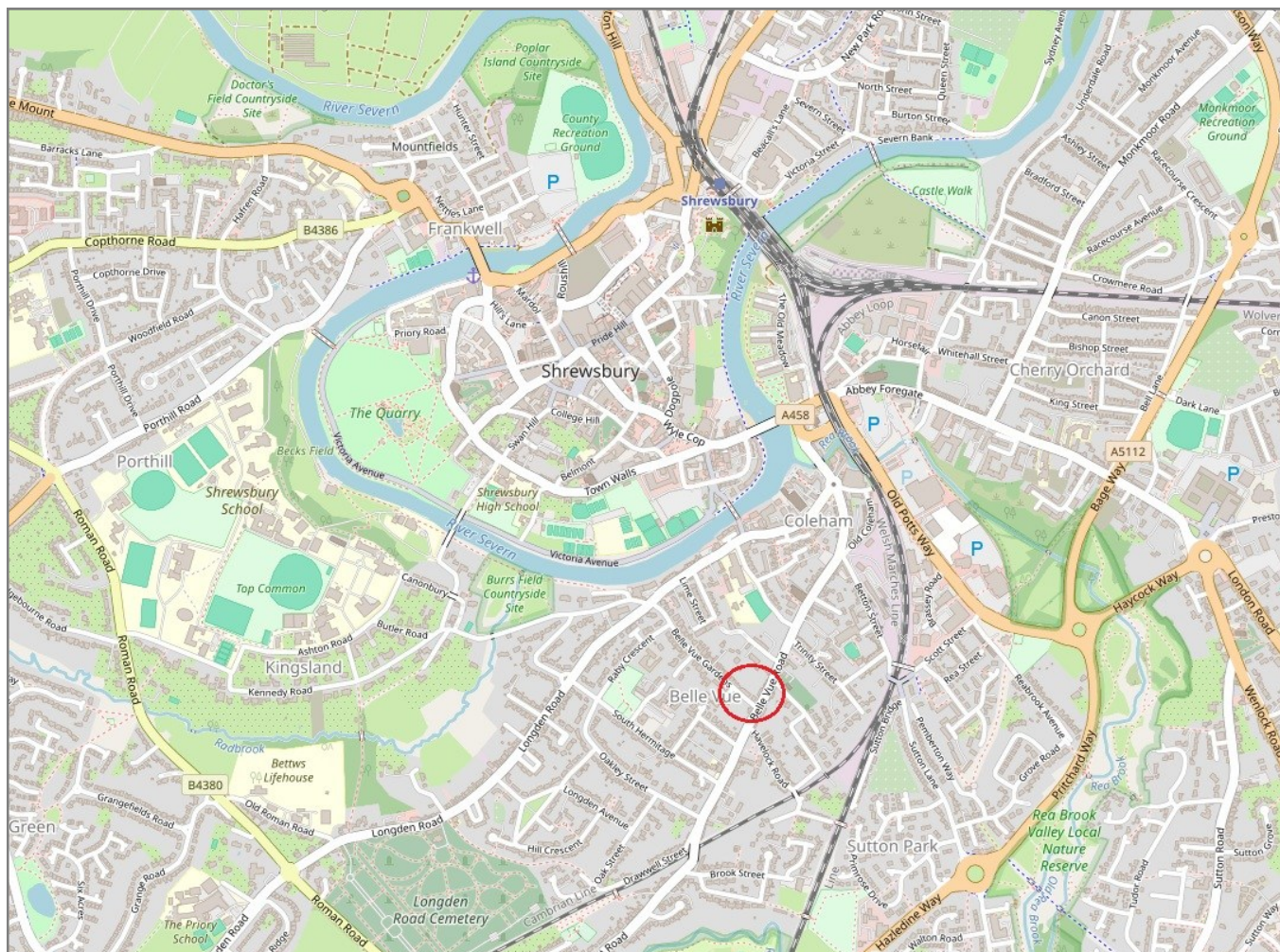
Tenure	Leasehold
Lease Length	999 years from 7th February 1979
Service Charge	£1,825 per annum
Ground Rent	£30 per annum

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