



7 St Julians Mews, Williams Way, Shrewsbury, SY1 1AD

2 bedroom ground floor apartment — £200,000 (Offers Over) Leasehold

7 St Julians Mews, Williams Way, Shrewsbury, SY1 1AD

Coopergreenpooks.co.uk

£200,000 (Offers Over) Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

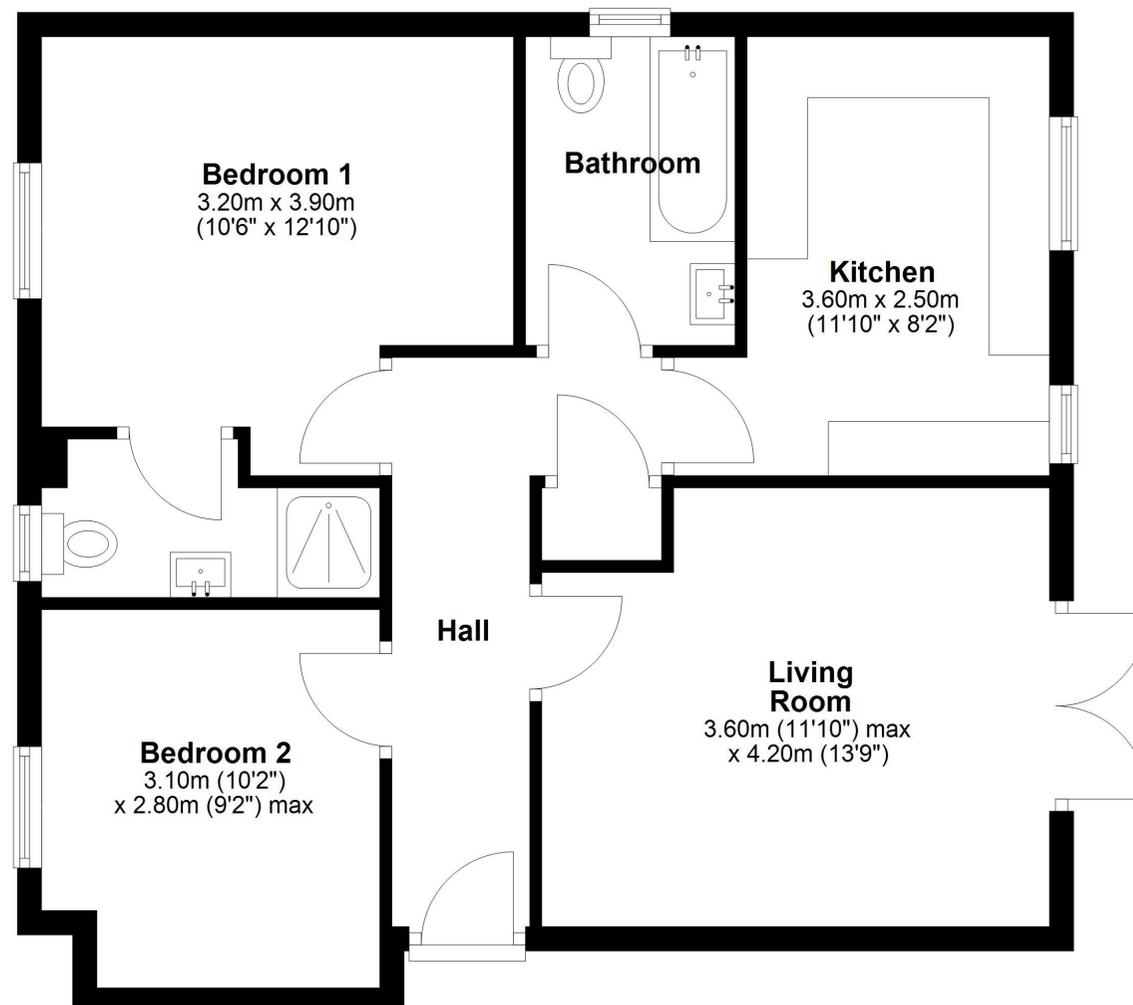
Occupying a fantastic position within a sought-after town centre development, this well-presented and improved ground floor apartment provides very practical and thoughtfully designed accommodation, along with the use of a secure parking space and a private paved sun terrace.

KEY FEATURES

- Neatly kept communal entrance hall and telephone intercom system
- Private entrance hall with built-in storage cupboard
- Living room with glazed double doors opening to a lovely private raised sun terrace, from which there are steps providing direct access to communal courtyard garden and residents car park
- Separate kitchen/dining room a range of fitted units, space for appliances, and breakfast bar
- Two generous bedrooms, family bathroom with shower, and an en-suite to bedroom one
- Gas fired central heating and double-glazed windows.
- Electric gated access to a secure resident's car park, where there is a designated space and direct secondary access to the communal entrance hall and also the private sun terrace
- A great location just a stone's throw from the Quarry Park and beautiful riverside walks, the fantastic amenities of Coleham, as well as the town centre and train station

Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 sq. feet)







7 St Julians Mews, Williams Way, Shrewsbury, SY1 1AD

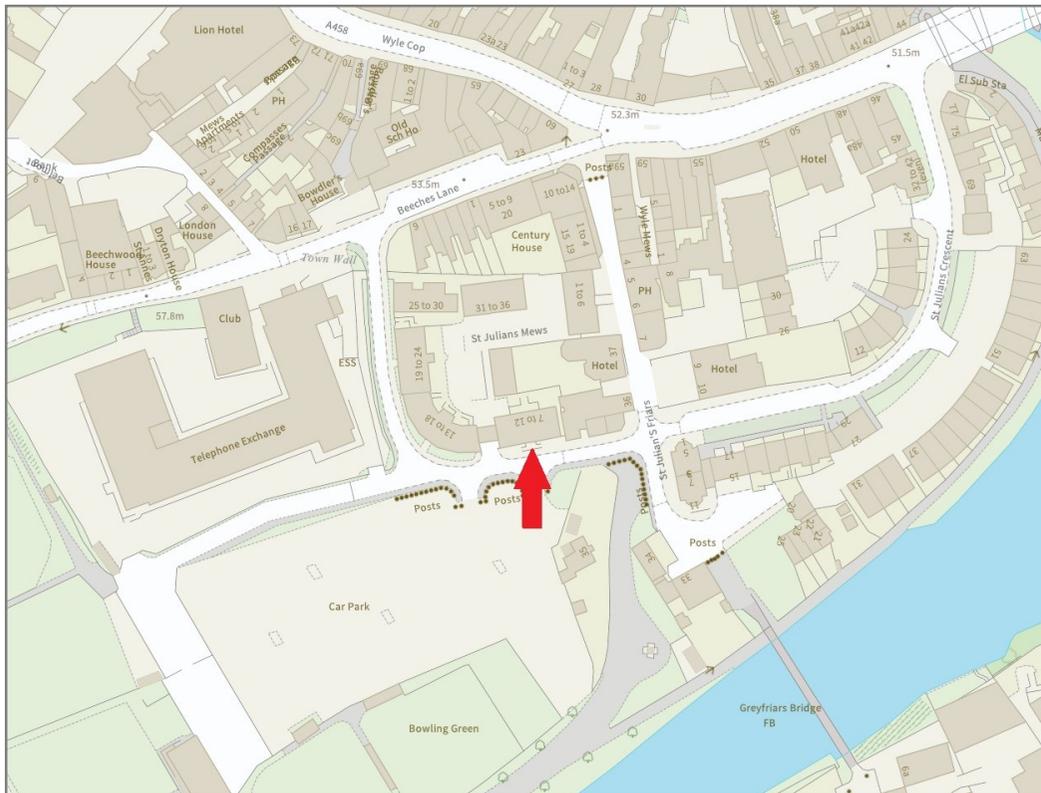
£200,000 (Offers Over) Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

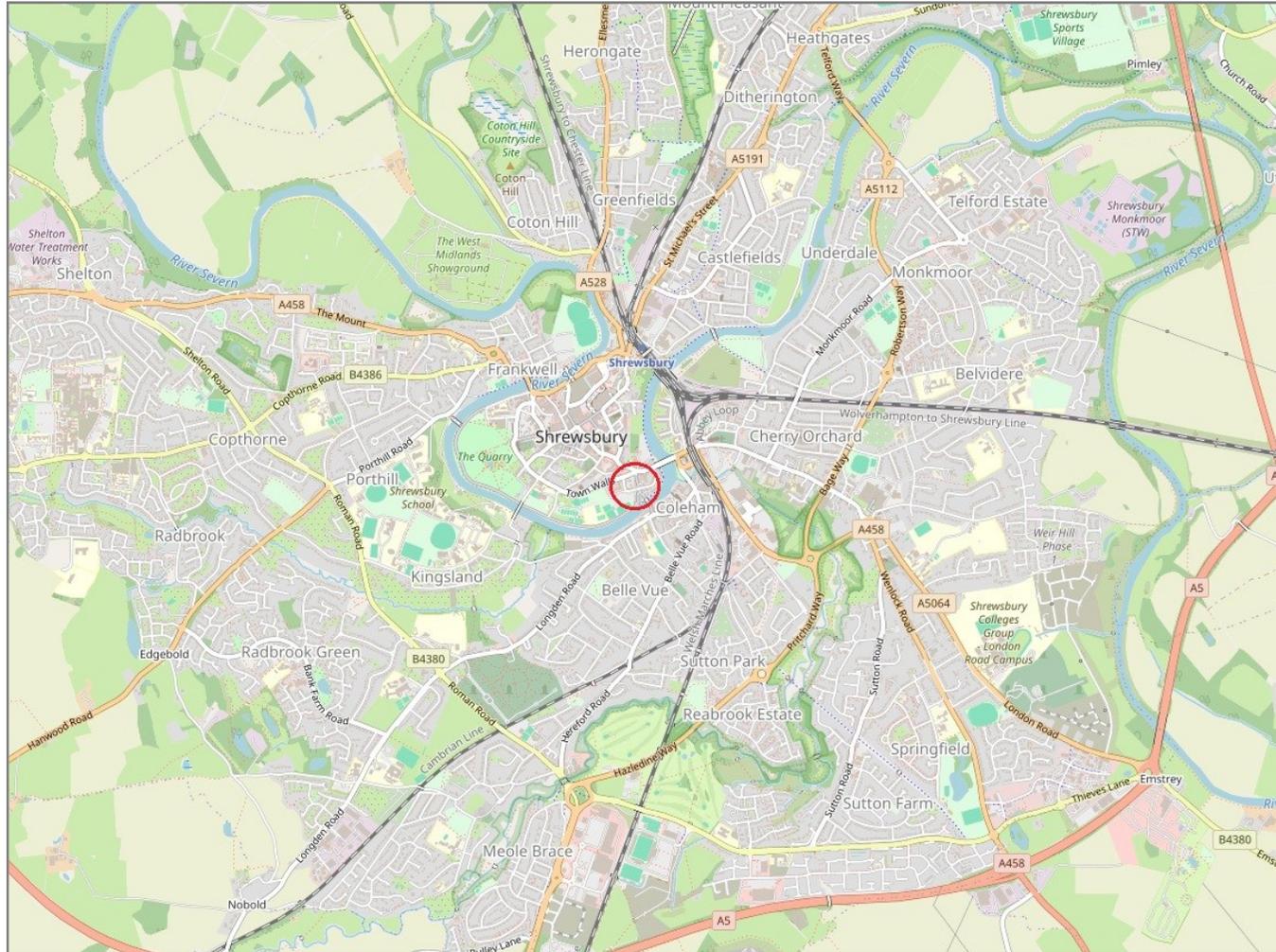
Length of lease	107 years remaining
Service charge	£2,683.58 per annum
Ground rent	£200 per annum

7 St Julians Mews, Williams Way, Shrewsbury, SY1 1AD

Coopergreenpooks.co.uk

£200,000 (Offers Over) Leasehold — 2 bedroom ground 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.