



£225,000 Leasehold—2 bedroom ground floor apartment

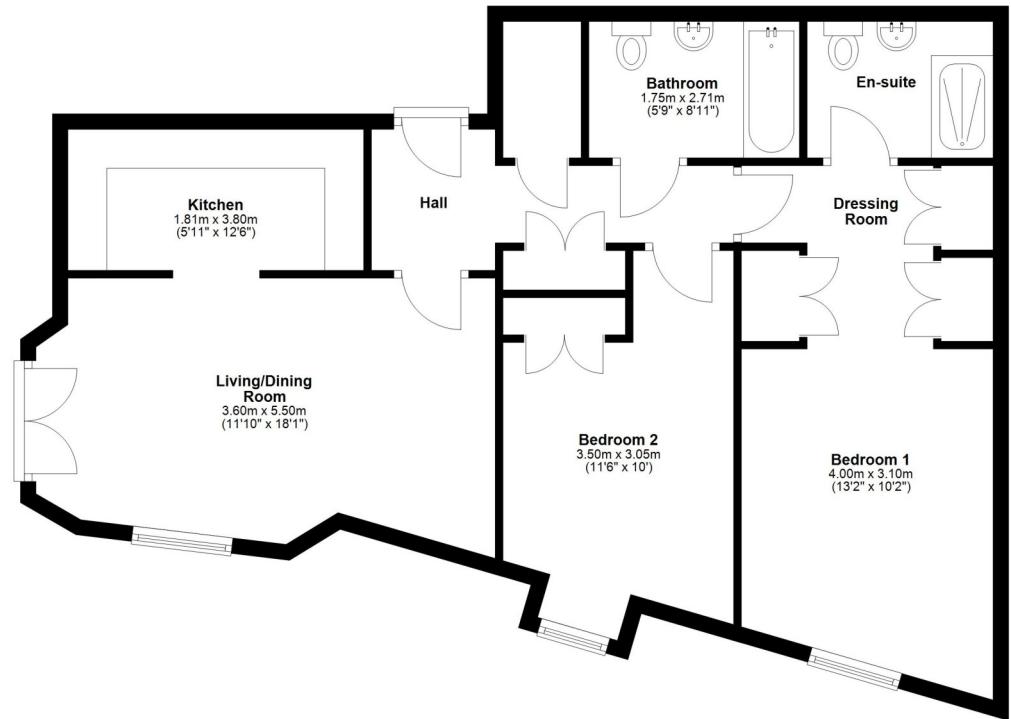
sales@cgpooks.co.uk

**Situated within the heart of the town centre, this very well-proportioned ground floor apartment offers thoughtfully designed and practical accommodation, with two generous double bedrooms, secure private parking, and beautiful communal gardens overlooking the River Severn.**

## KEY FEATURES

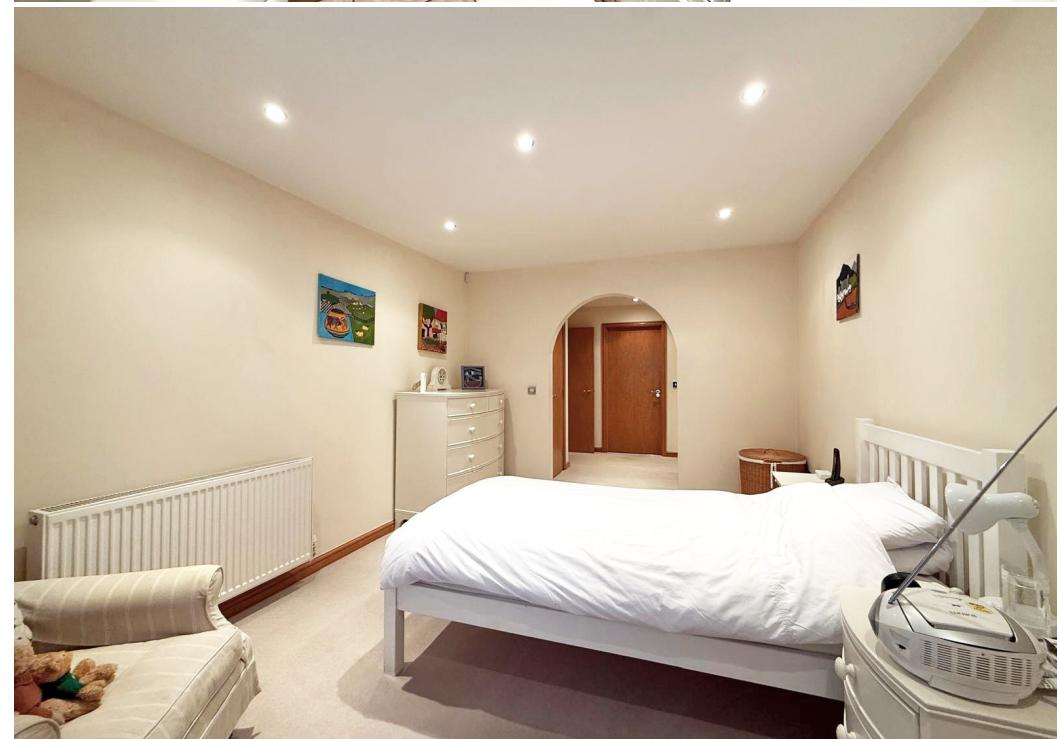
- The property is located on the ground floor with step-free level access via a secure gateway and neatly kept communal hallway
- Good sized private inner hallway with plenty of useful storage
- Spacious open plan living/dining room with glazed doors and Juliette balcony to front
- Well-fitted kitchen, which opens onto the living room, with a range of units and fully integrated appliances
- Impressive master bedroom with dressing area, multiple built-in wardrobes, and en-suite shower room
- There is also a second bedroom, which is a generous double with built-in wardrobes, and large family bathroom
- uPVC double glazed windows and gas fired central heating throughout
- Attractive communal gardens comprising areas of lawn and paved terracing, with a choice of seating areas offering stunning views up and down the River Severn
- Secure gated access to the car park, where there is a private allocated space as well as communal bin and bike stores
- The building is very well-managed by its residents, and the service charge has been set at a reasonable level while ensuring all communal areas and the building as a whole are well looked after
- A fantastic location within the town centre, just a stone's throw from the train station, bus station, a range of bars and restaurants, and main shopping areas

**Ground Floor**  
Approx. 79.8 sq. metres (859.4 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)









## **Apartment 6, Chester Street, Shrewsbury, SY1 1NX**

£225,000 Leasehold—2 bedroom ground floor apartment

[sales@cgbooks.co.uk](mailto:sales@cgbooks.co.uk)

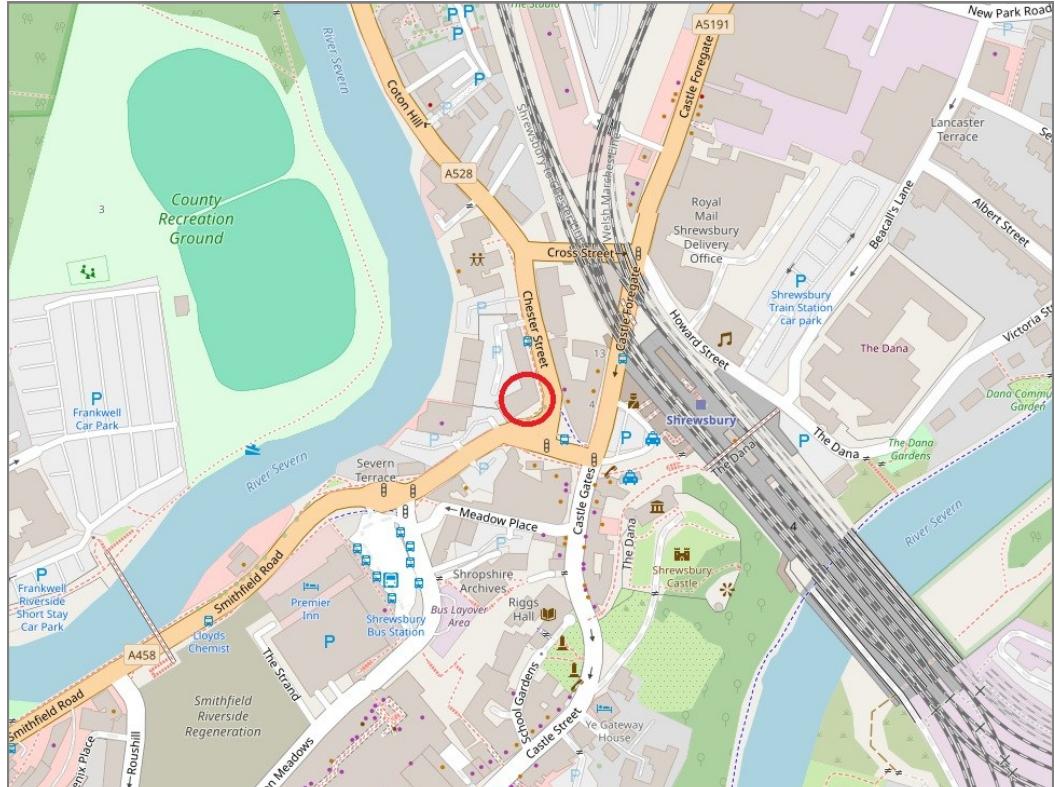
rightmove 



OnTheMarket.com



## BOUNDARIES NOT CONFIRMED



## Local Authority

Shropshire Council

## Council Tax

## Band C

## EPC Band

TBC

### Tenure

## Lease

### Service Charge

## Ground Rent

## Leasehold

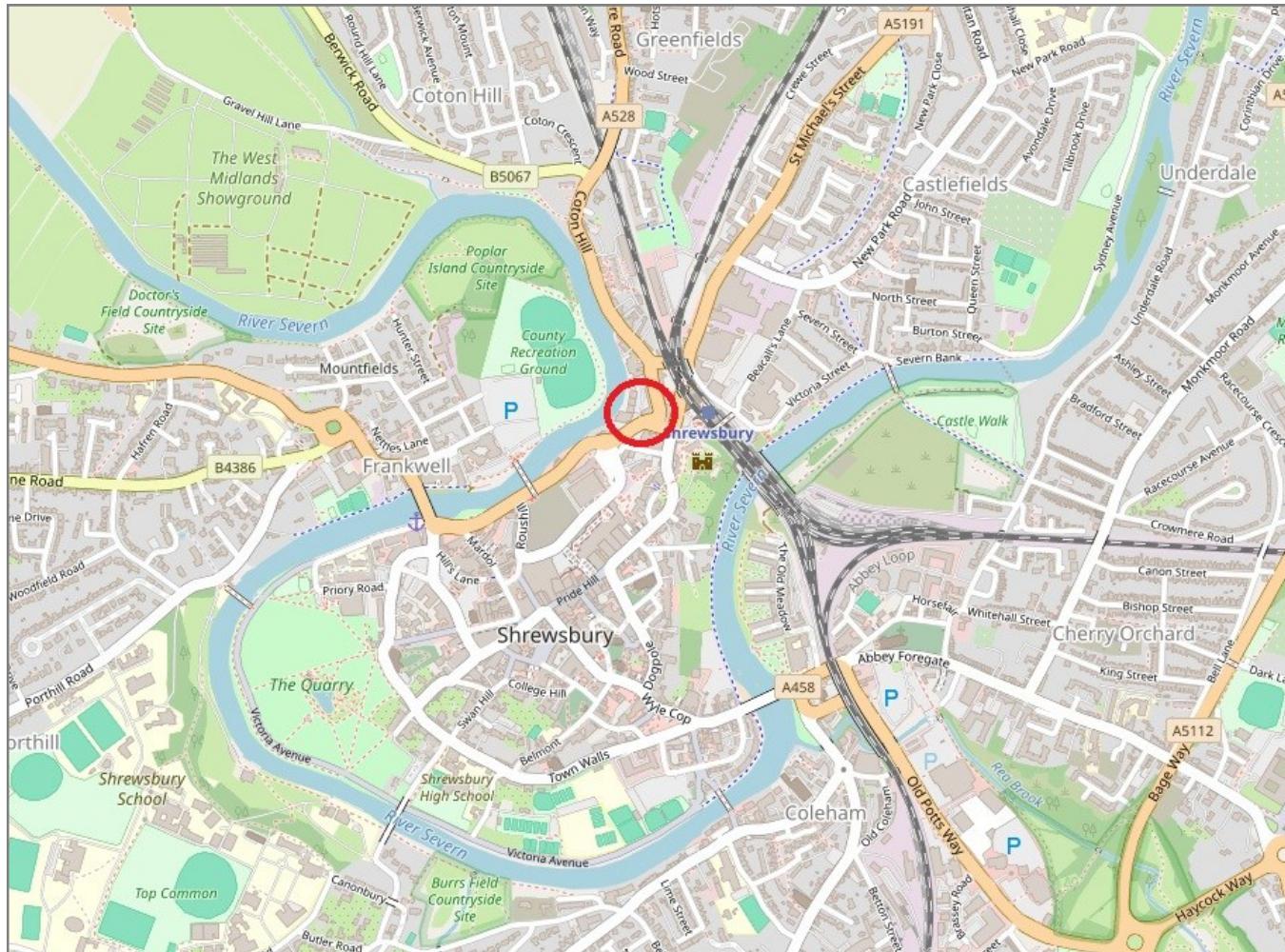
**999 years from 2005**

**£1412.00 per annum**

**£250.00 per annum**

£225,000 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.