



**9 St Julians Crescent, Shrewsbury, SY1 1UD**

2 bedroom second floor apartment—£199,995 Leasehold

£199,995 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

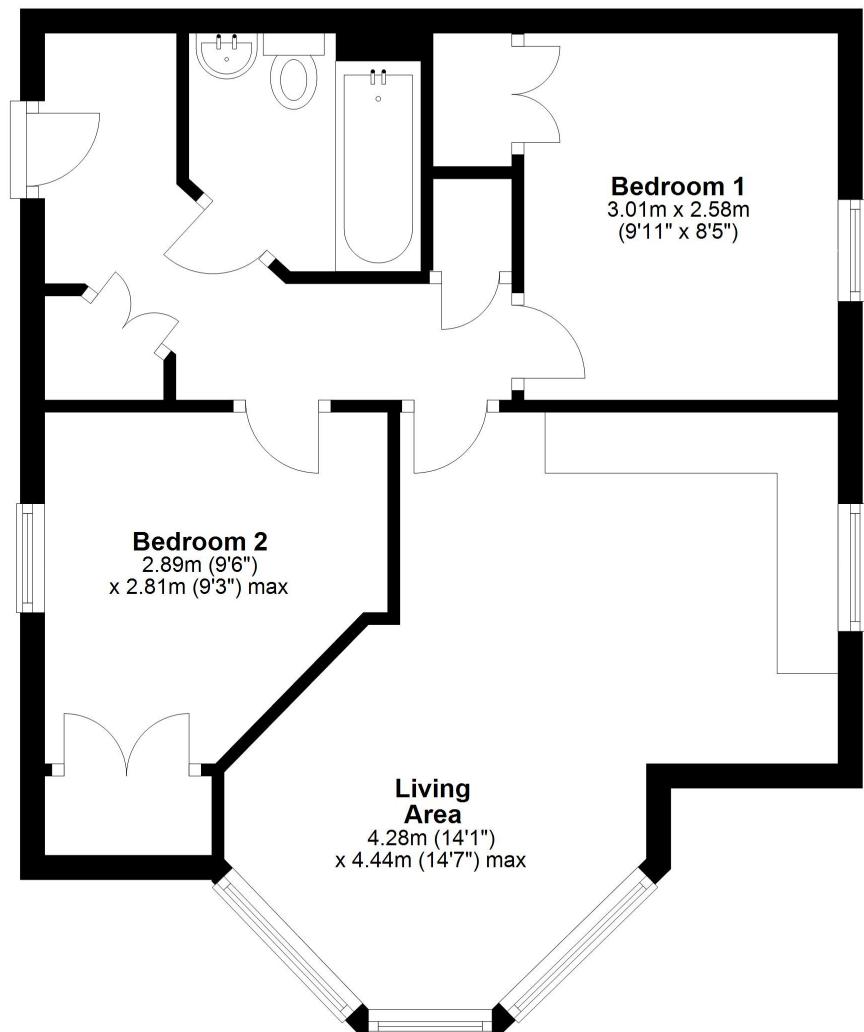
A very attractive second floor purpose-built town centre apartment, with light and well-presented accommodation, nice views to 3 elevations and a private parking space

## KEY FEATURES

- Spacious and well-kept communal areas with full length windows to 2 elevations and intercom entry system
- Good sized entrance hall with built in storage
- Open plan living area with a large feature bay window and further window to side, all providing nice elevated views of the town centre
- Fitted units to kitchen/dining area, along with tiled flooring and some integrated appliances
- 2 double bedrooms, both with built in wardrobes and a bathroom
- Double glazed windows and gas fired central heating
- Private allocated parking space
- Great location in a leafy and quiet part of the town centre, just a short walk from the main shopping areas, bars/restaurants and railway station. The apartment is also right next to beautiful river walks that provide direct access to the stunning Quarry park
- No onward chain

## Second Floor

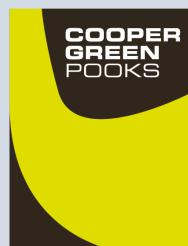
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
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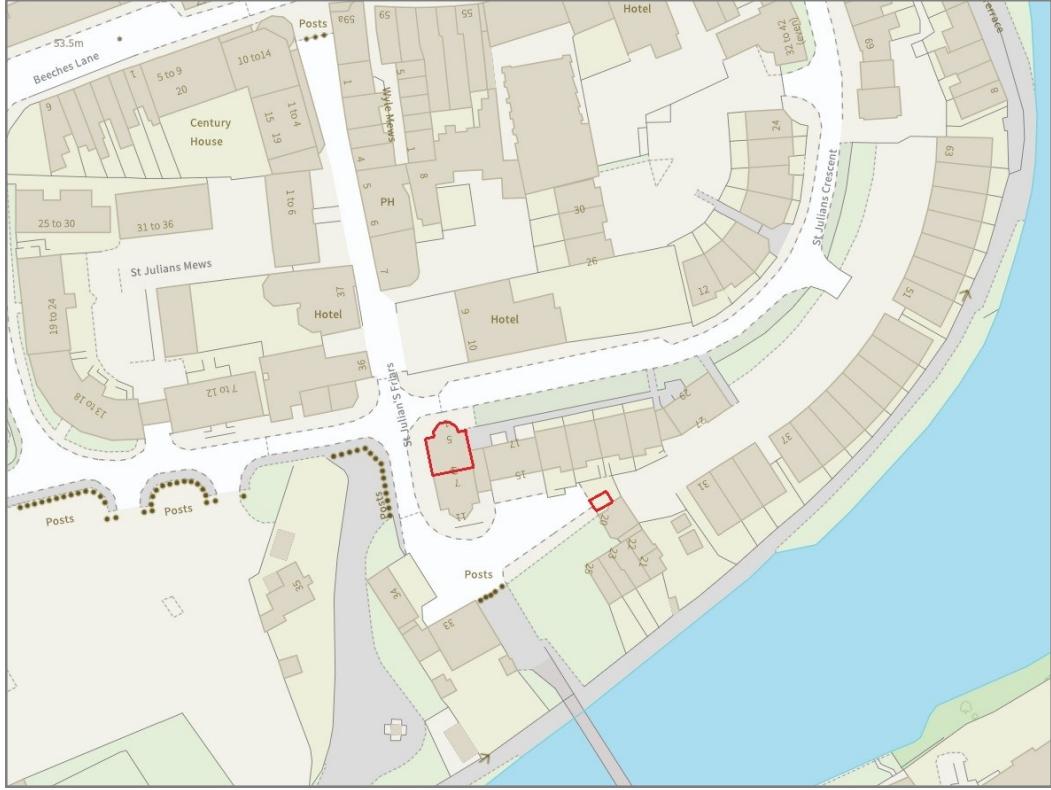
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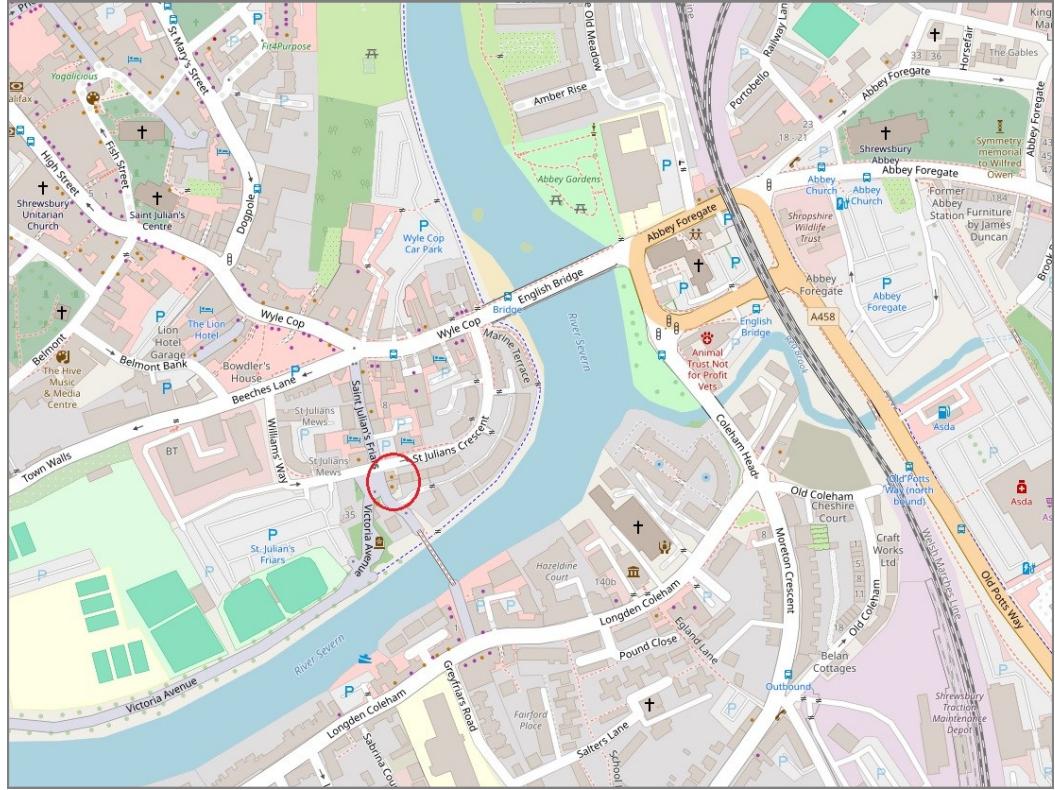
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BOUNDARIES NOT CONFIRMED



Local Authority

**Shropshire Council**

Council Tax

**Band B**

EPC Band

**Band C**

Services

**All mains services are connected**

Tenure

**Leasehold**

**125 years from 2009 (109 years remaining)**

**£1,748.90 PA (2025)**

Service Charge

Ground Rent

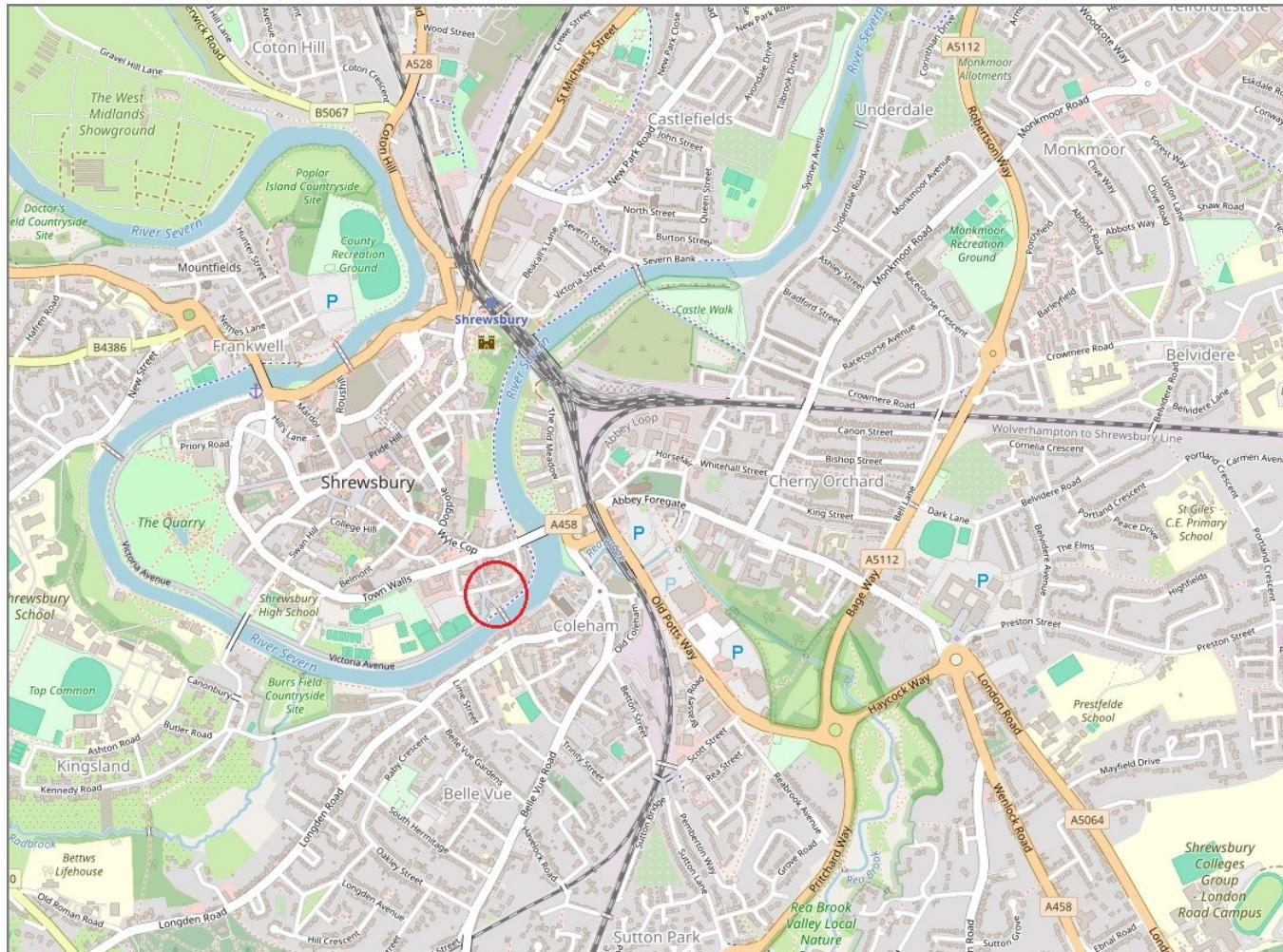
**£200 PA**

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