



9 St Julians Crescent, Shrewsbury, SY1 1UD

2 bedroom second floor apartment — £199,995 Leasehold

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Coopergreenpooks.co.uk

£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

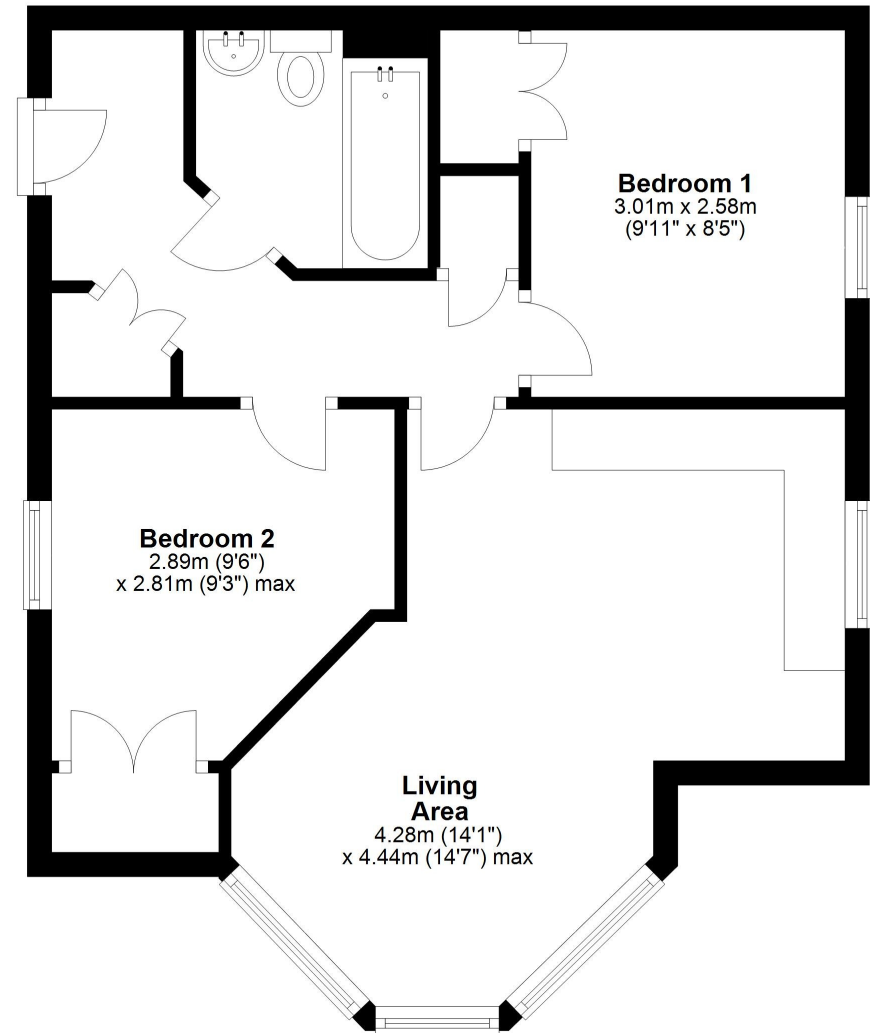
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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Second Floor

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



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

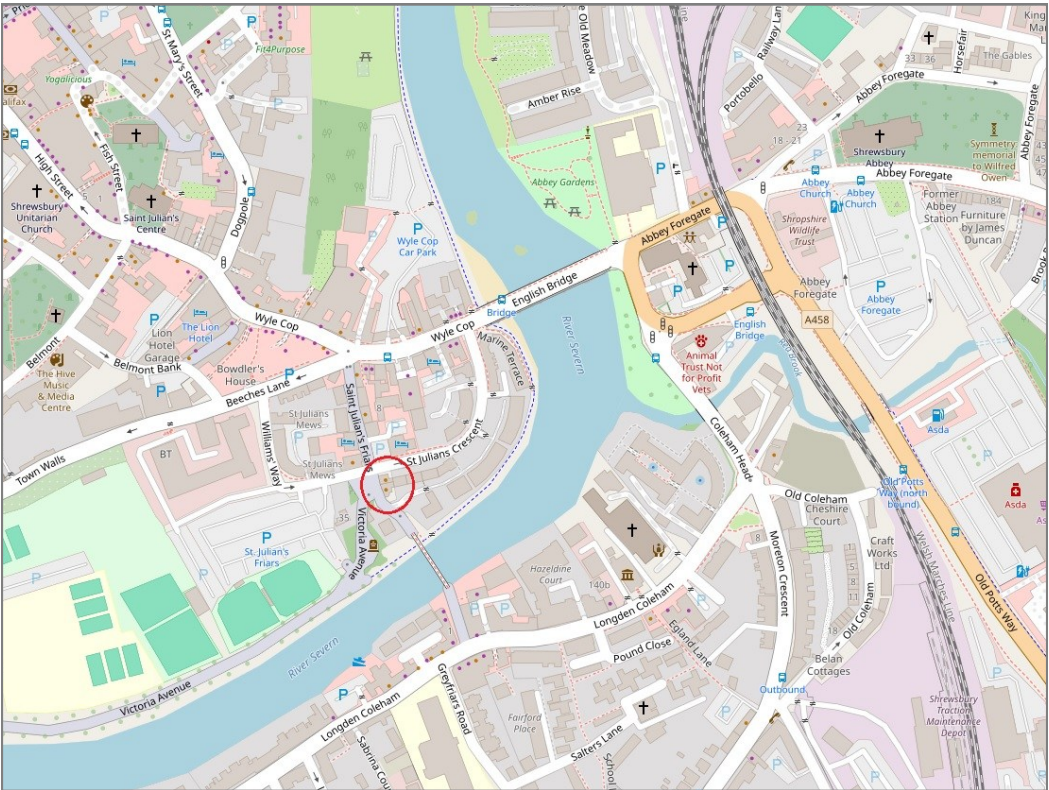






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BOUNDARIES NOT CONFIRMED

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

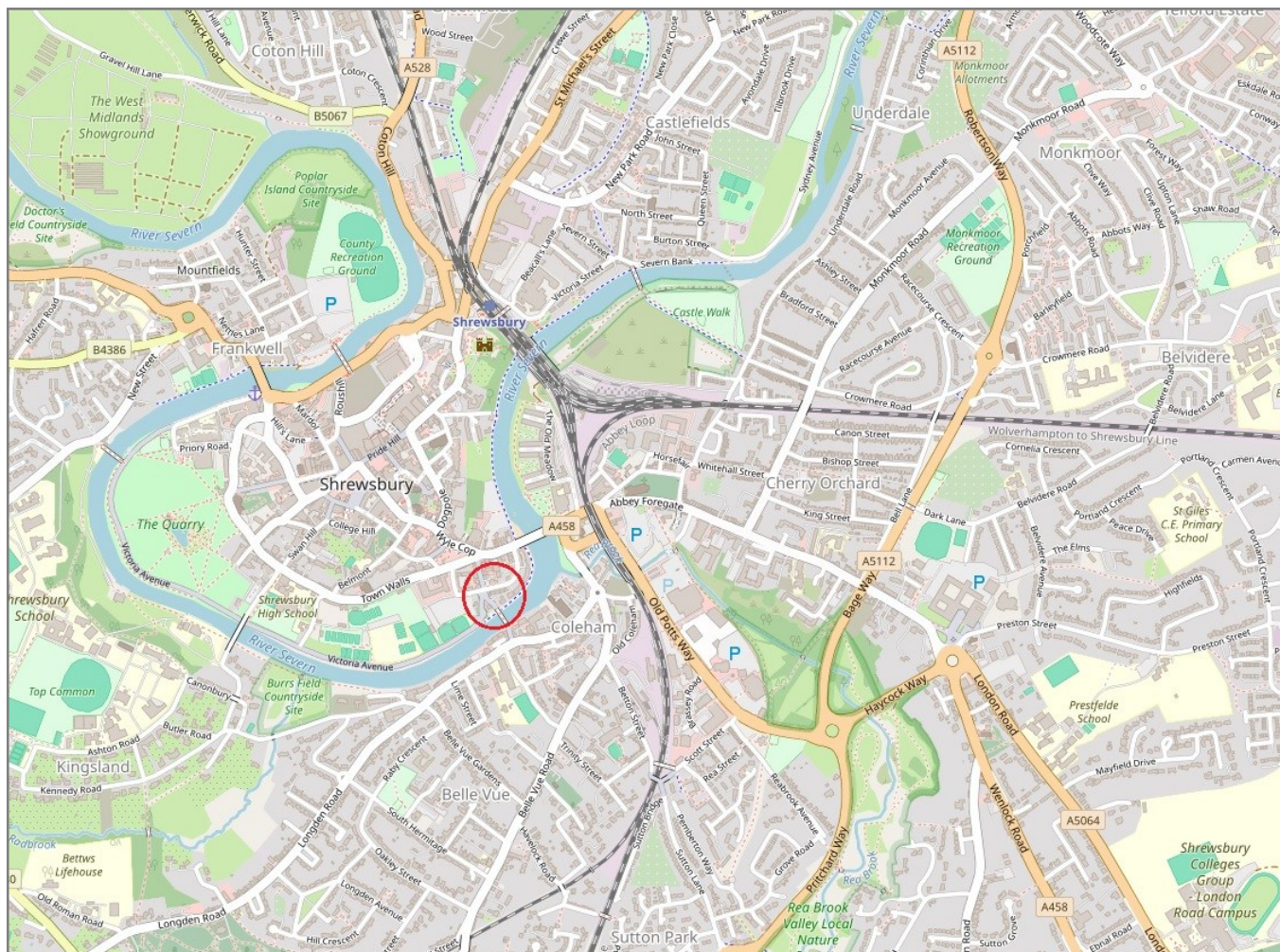
Tenure	Leasehold
Lease Length	125 years from 2009 (109 years remaining)
Service Charge	£1,748.90 PA (2025)
Ground Rent	£200 PA

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