



**Harrow, Sutton Road, Shrewsbury, SY2 6DD**

1 bedroom ground floor apartment—£147,000 Leasehold (share of Freehold)

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sales@cgpooks.co.uk

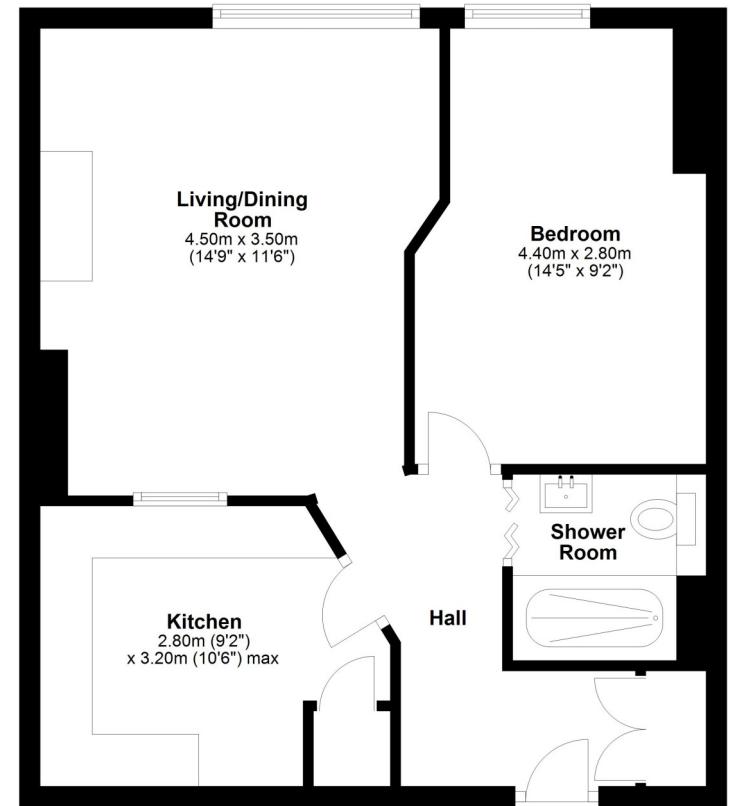
**Situated within an imposing former school building of character, this beautifully presented ground floor apartment offers thoughtfully designed and well-proportioned accommodation, while retaining plenty of period features such as high ceilings and large sash windows. The property is located within a very popular residential area, and benefits from private allocated parking and neatly kept communal gardens.**

## KEY FEATURES

- Impressive communal entrance opening to a very grand and inviting main hall which has a stunning staircase, parquet flooring and stained-glass light lantern
- Private inner hallway with built in storage and telephone intercom system
- Open plan living/dining room with feature fireplace and window to front
- Fitted kitchen with a range of units, storage cupboard, space for appliances and service hatch onto the dining area
- Large double bedroom with window to front and access to a very useful, fully boarded loft space providing excellent storage
- Recently re-fitted bespoke shower room with walk-in cubicle, vanity unit and heated towel rail
- Double glazed windows and electric heating
- Neatly kept communal garden, complete with seating and drying areas for residents' use. There is also a communal cellar and bike storage facilities
- Private allocated parking space
- Sold with a share of the freehold and managed by the residents with a long lease, no ground rent and an annual service charge of £1,440 PA
- A fantastic location within a sought-after residential area, just a short distance from excellent amenities such as shops and a doctor's surgery, with lovely walks through the Reabrook Nature Reserve, as well as being within a 30 minute walk of the town centre.

## Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 46.7 sq. metres (502.8 sq. feet)







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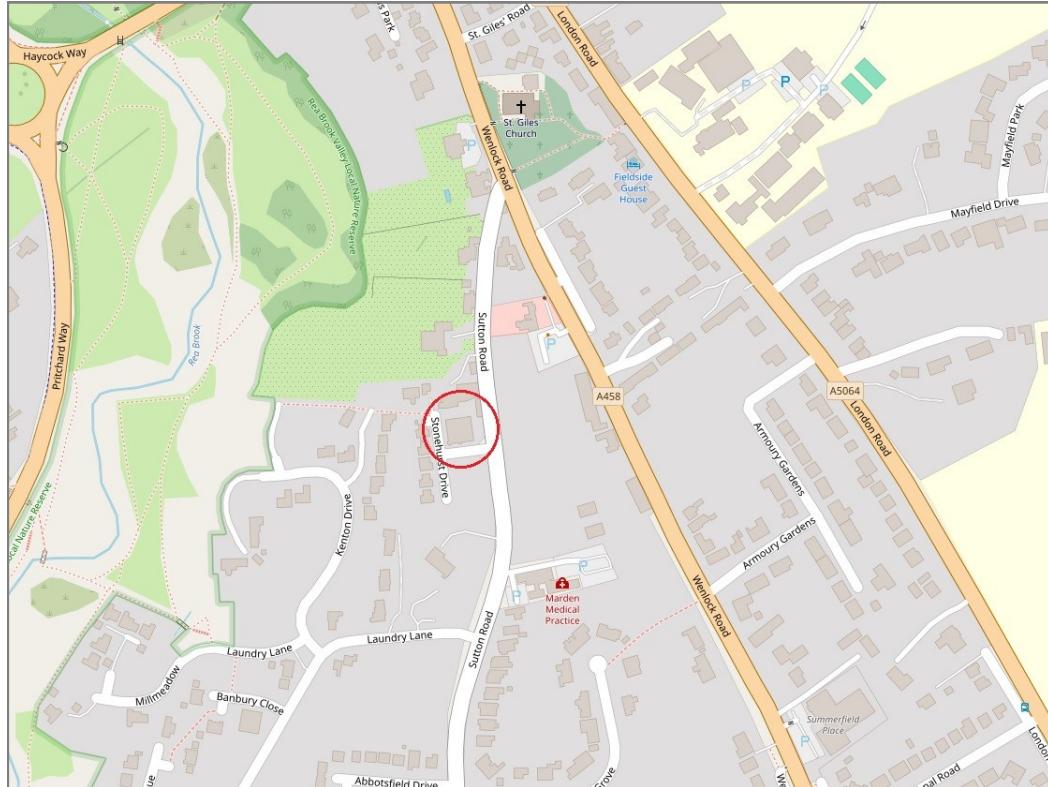
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**BOUNDARIES NOT CONFIRMED**



Local Authority

**Shropshire Council**

Council Tax

**Band A**

EPC Band

**Band C**

Services

**Mains water, electricity and drainage are connected**  
**Heating is electric**

Tenure

**Leasehold (Share of Freehold)**

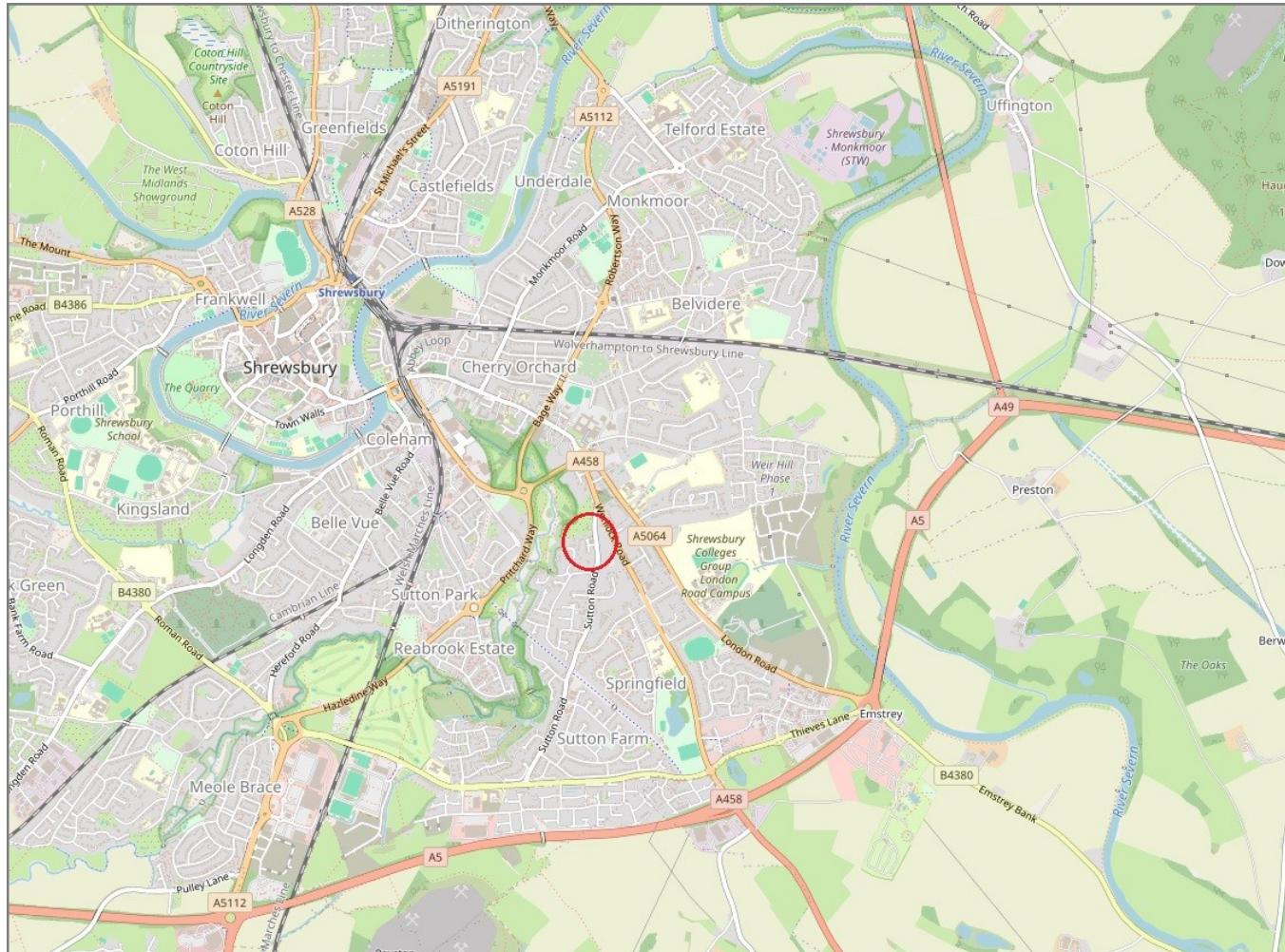
**964 years remaining**

Service Charge

**£1440 per annum**

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