



**94 The Old Meadow, Shrewsbury, SY2 6GA**

2 bedroom apartment — £205,000 Leasehold



## 94 The Old Meadow, Shrewsbury, SY2 6GA

Coopergreenpooks.co.uk

£205,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

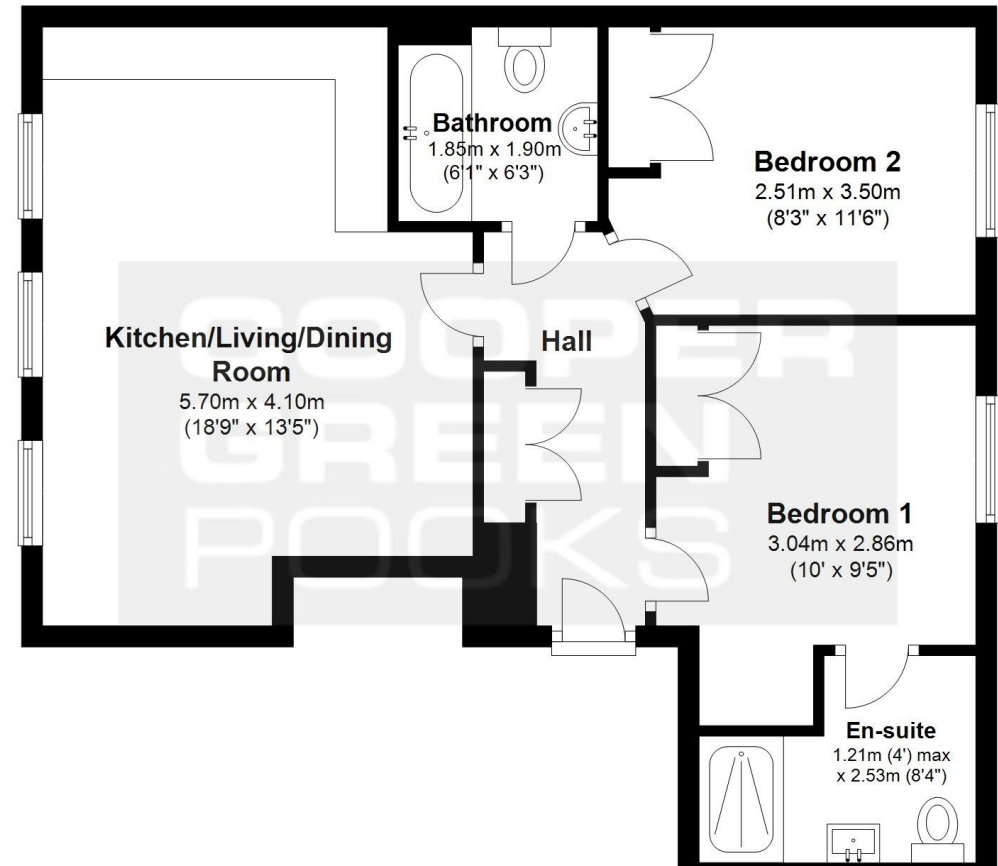
Occupying a lovely elevated position within a secure gated development, this thoughtfully designed second floor apartment offers well-proportioned and improved accommodation, benefitting from a lovely outlook and private parking. The property is located just a short walk from the town centre, as well as having beautifully landscaped communal gardens and fantastic riverside walks.

### KEY FEATURES

- Well maintained communal entrance hall, staircase and landing
- Good-sized inner hallway with useful storage cupboard
- Lovely open plan reception space with views towards the River Severn and town centre
- Fitted kitchen, complete with integrated appliances and gloss fronted units
- Master bedroom with built-in wardrobe and en-suite shower room
- Further double bedroom, also having built-in wardrobes, and a separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- The property has been recently improved and now benefits from full redecoration, updated lighting, new flooring and fitted wardrobes to the second bedroom
- Beautifully landscaped communal gardens and riverside footpaths for residents use
- Private and conveniently located allocated parking
- A short walk from a range of bars, restaurants, main shopping areas, and heart of the town centre
- Sold with no upward chain

### TOP FLOOR

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 55.4 sq. metres (596.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.











rightmove 

 **RICS**  
Regulated by RICS

 **OnTheMarket**.com



# 94 The Old Meadow, Shrewsbury, SY2 6GA

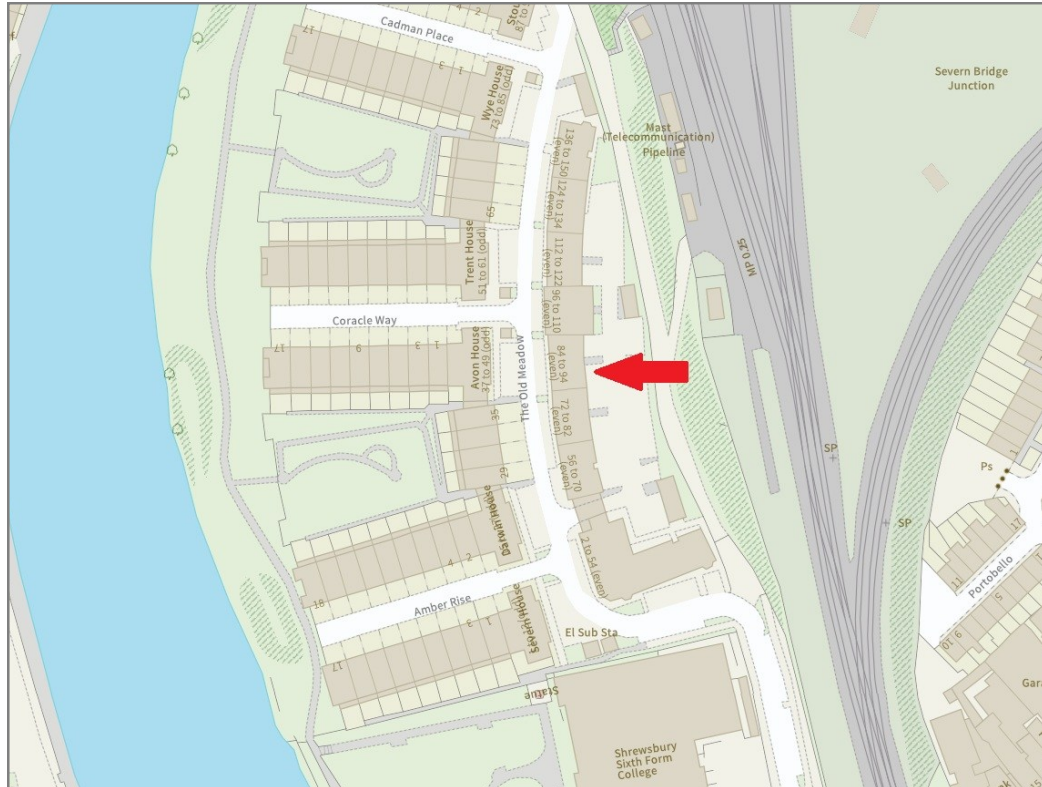
£205,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band B**  
**TBC**  
**All mains services are connected**

Tenure  
Lease length  
Service charge  
Ground rent

**Leasehold**  
**199 years from 2015**  
**£755 every six months**  
**£300 per annum**

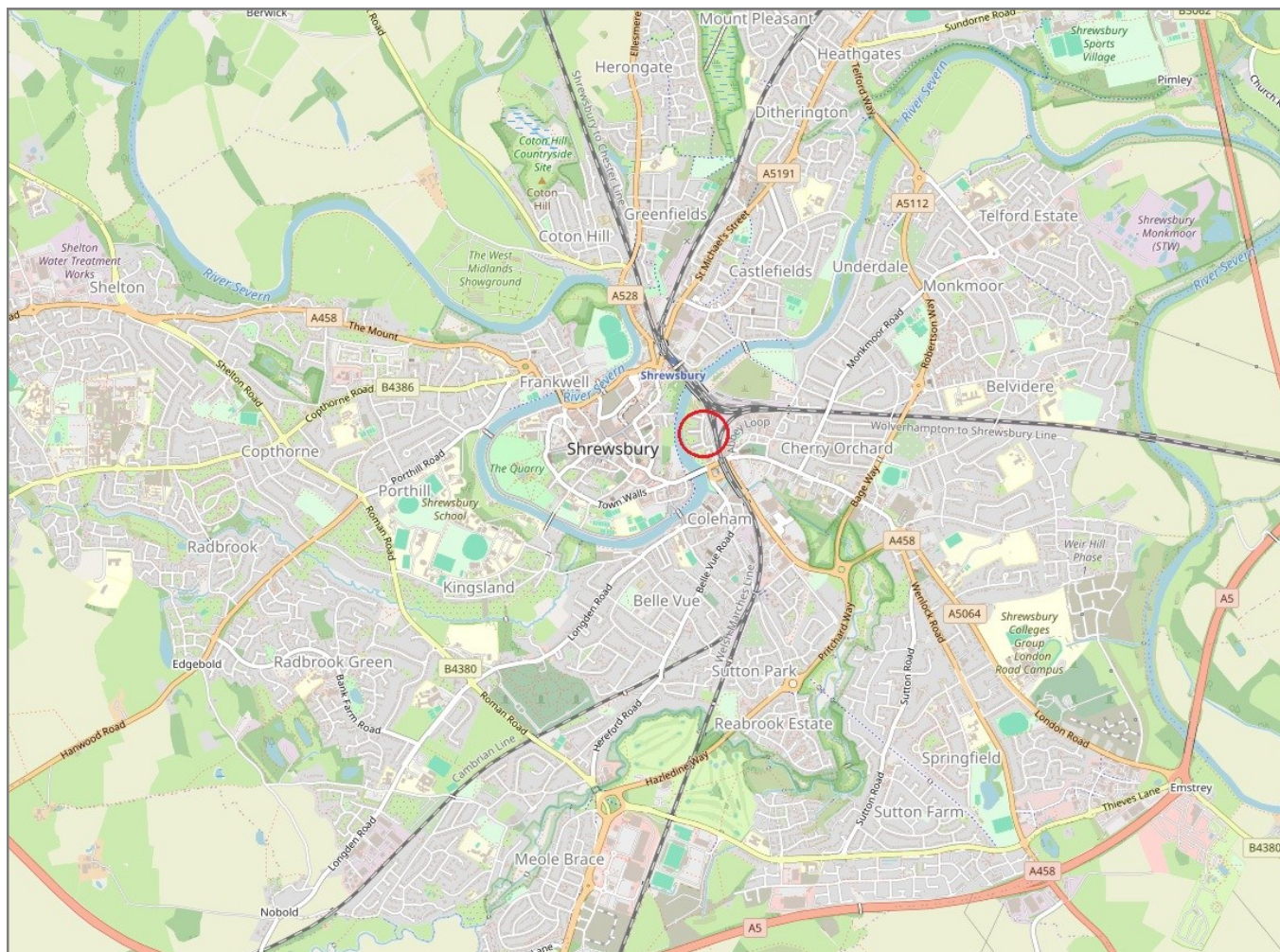


# 94 The Old Meadow, Shrewsbury, SY2 6GA

Coopergreenpooks.co.uk

£205,000 Leasehold — 2 bedroom 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.