



34 Belgravia Court, Abbey Foregate, Shrewsbury, SY2 6BW

2 bedroom apartment — £185,000 Leasehold (Share of Freehold)

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

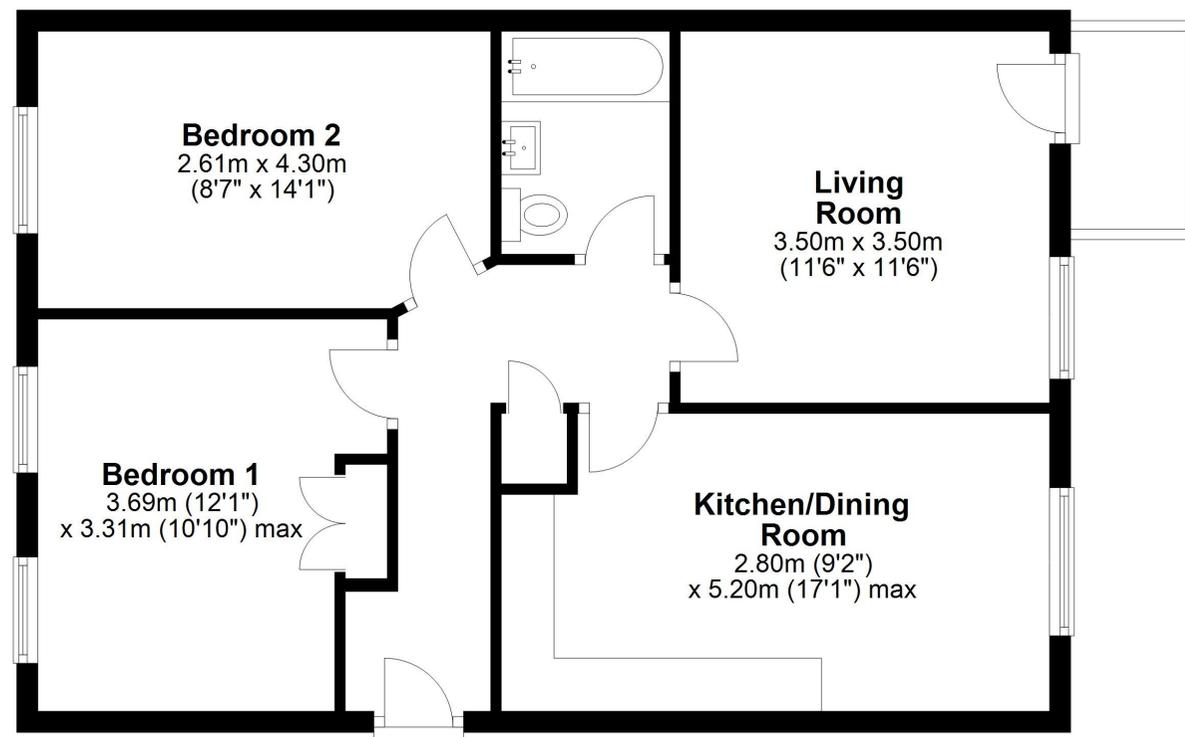
Occupying an elevated position with lovely views towards the Reabrook Nature Reserve, this well-presented two-bedroom apartment offers thoughtfully designed accommodation, with a private balcony and allocated parking, located within walking distance of the town centre.

KEY FEATURES

- Neatly kept communal hallway which is currently being re-decorated
- Good sized inner hall with useful storage
- Open plan kitchen/dining room with a range of fitted units and space for appliances
- Separate living room with a window and glazed door to the rear, providing access to the balcony which has a great view towards the nature reserve
- Two double bedrooms, with the master also having built-in wardrobes, and a family bathroom with shower
- Double glazed windows and electric heating
- Attractive communal gardens as well as a private parking space
- A really good location in a quiet and private setting, yet just a few minutes' walk from the town centre and some excellent local amenities
- The building is 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. As part of the ongoing management, new external windows and doors are to be replaced this year (2026) which will enhance the efficiency and appearance of each apartment

Second Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



Total area: approx. 61.4 sq. metres (661.4 sq. feet)







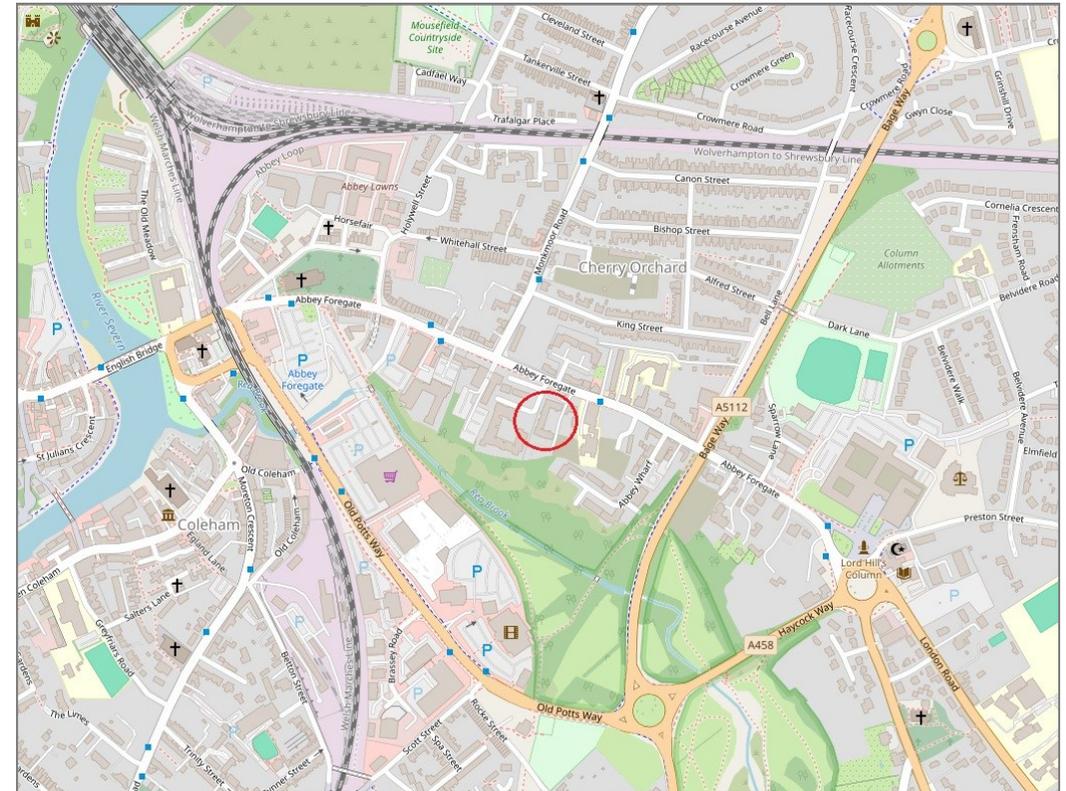
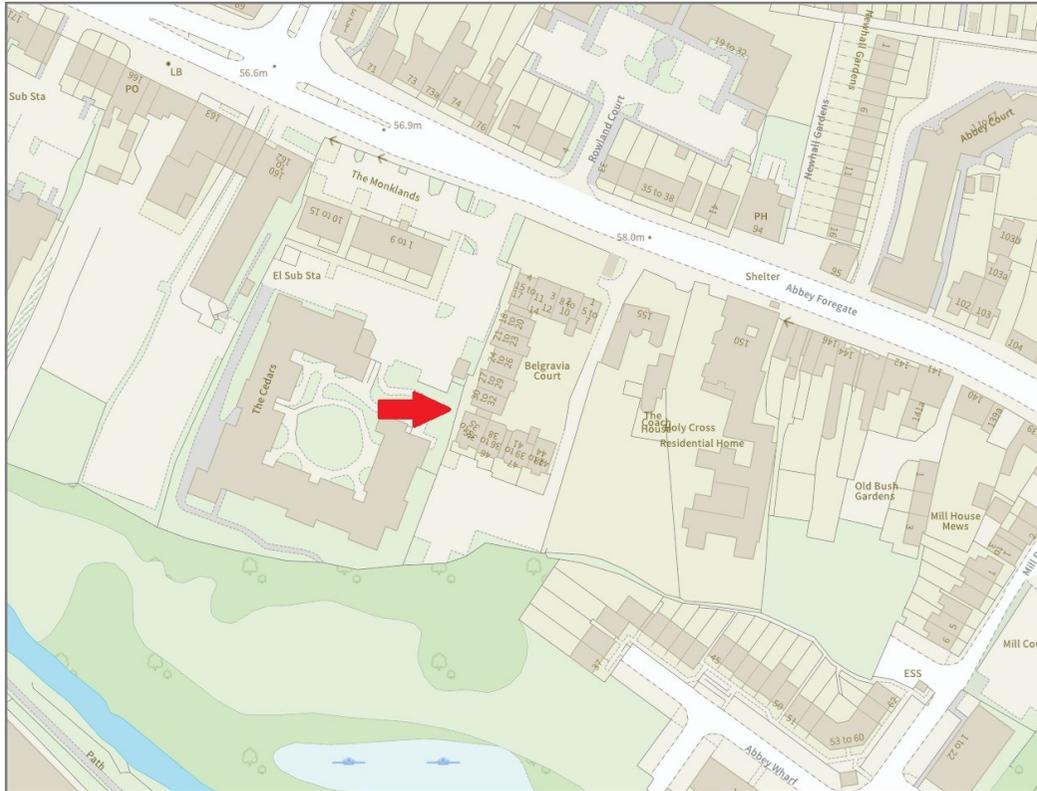
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BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	TBC
Services	Mains water, electricity and drainage are connected. Electric heating.

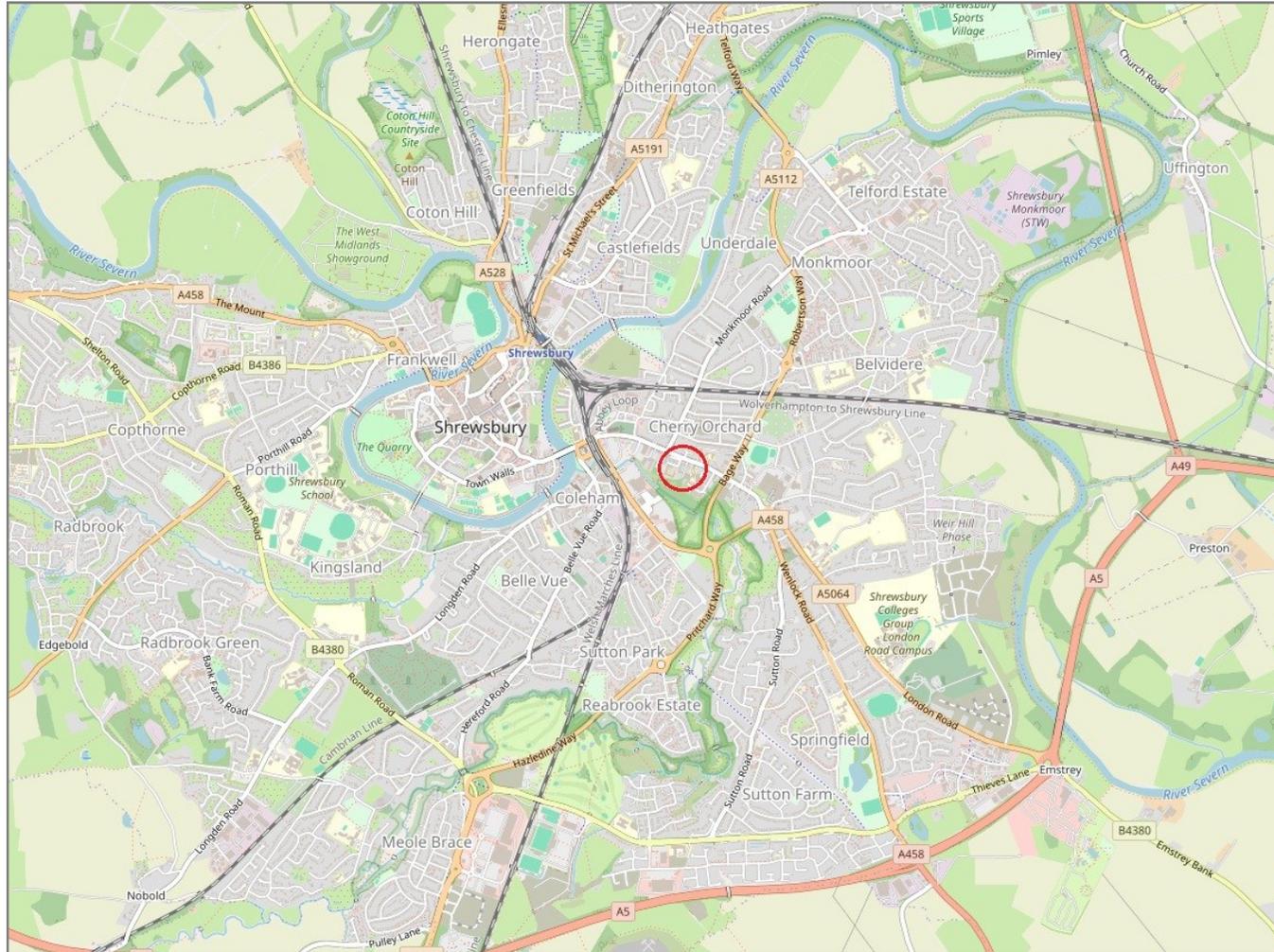
Tenure	Leasehold
Lease Length	199 years from 01.01.2022
Service Charge	£750.25 every six months

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