



**Flat 1, 36 St Johns Hill, Shrewsbury, SY1 1JQ**

2 bedroom ground floor apartment — £275,000 Leasehold (Share of Freehold)

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Coopergreenpooks.co.uk

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**Situated within the heart of the town centre, a stone's throw from the market hall, main shopping areas and quarry park, this two-bedroom ground floor apartment forms part of an impressive and characterful building, offering well-designed and neatly presented accommodation throughout.**

### KEY FEATURES

- Flat One is accessed via the ground floor, with a private entrance hall and telephone intercom system
- Lovely open plan kitchen/dining/living room with feature windows to two elevations
- A range of well-fitted units to the kitchen, complete with integrated appliances and breakfast bar
- Two double bedrooms, with bedroom one having an en-suite shower room and built-in wardrobes, and a separate family bathroom
- This property is located within a stunning converted Methodist church on a pretty street within the centre of the town, a short stroll from excellent amenities, bars/restaurants, the market hall, and main shopping areas
- Impressive and very spacious communal entrance hall with access to the bin store
- Sold vacant, with no upward chain, and a share of the freehold managed by the residents
- The service charge is £1596 per annum including all hot water and gas fired central heating, insurance and ground rent

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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01743 276666



**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



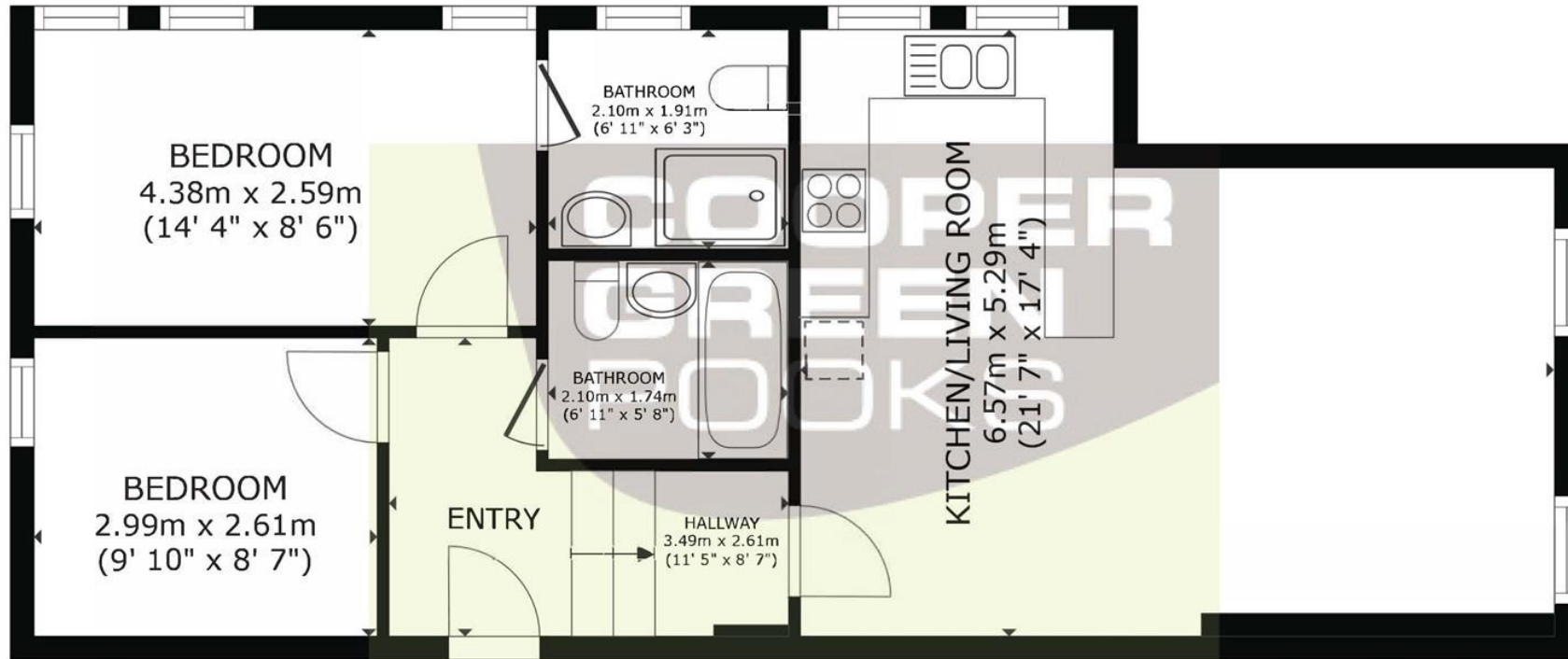
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 65.5 m<sup>2</sup> (705 sq.ft.)  
TOTAL : 65.5 m<sup>2</sup> (705 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





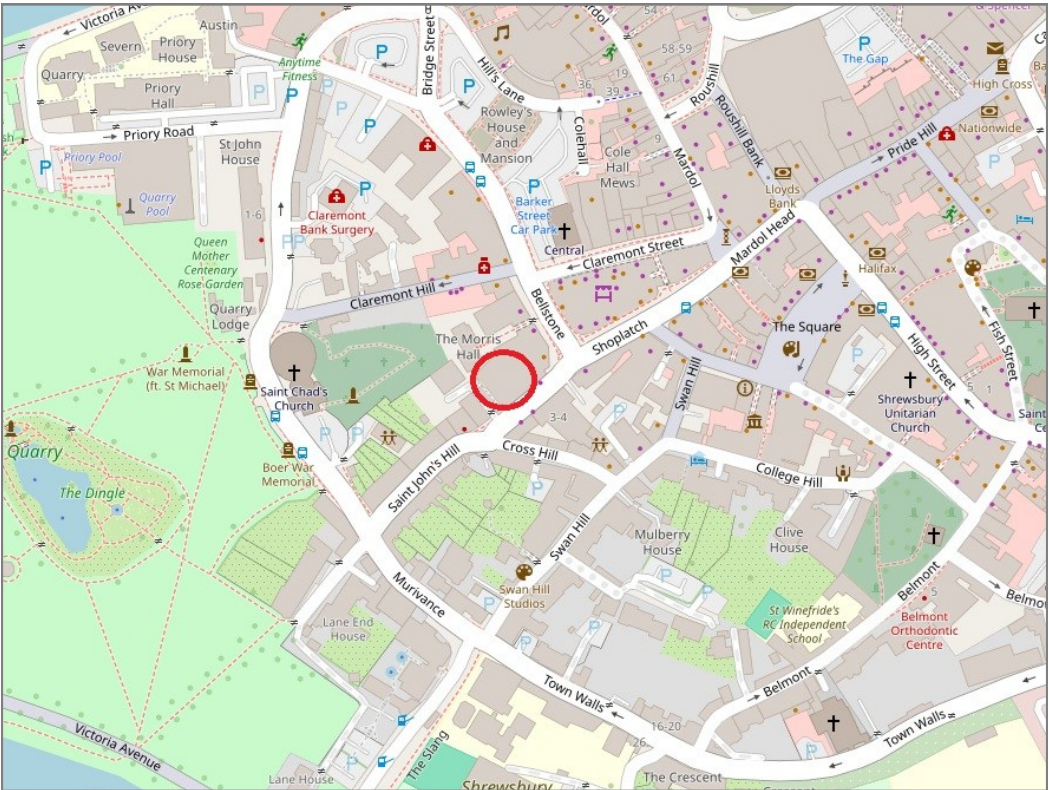


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BOUNDARIES NOT CONFIRMED



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

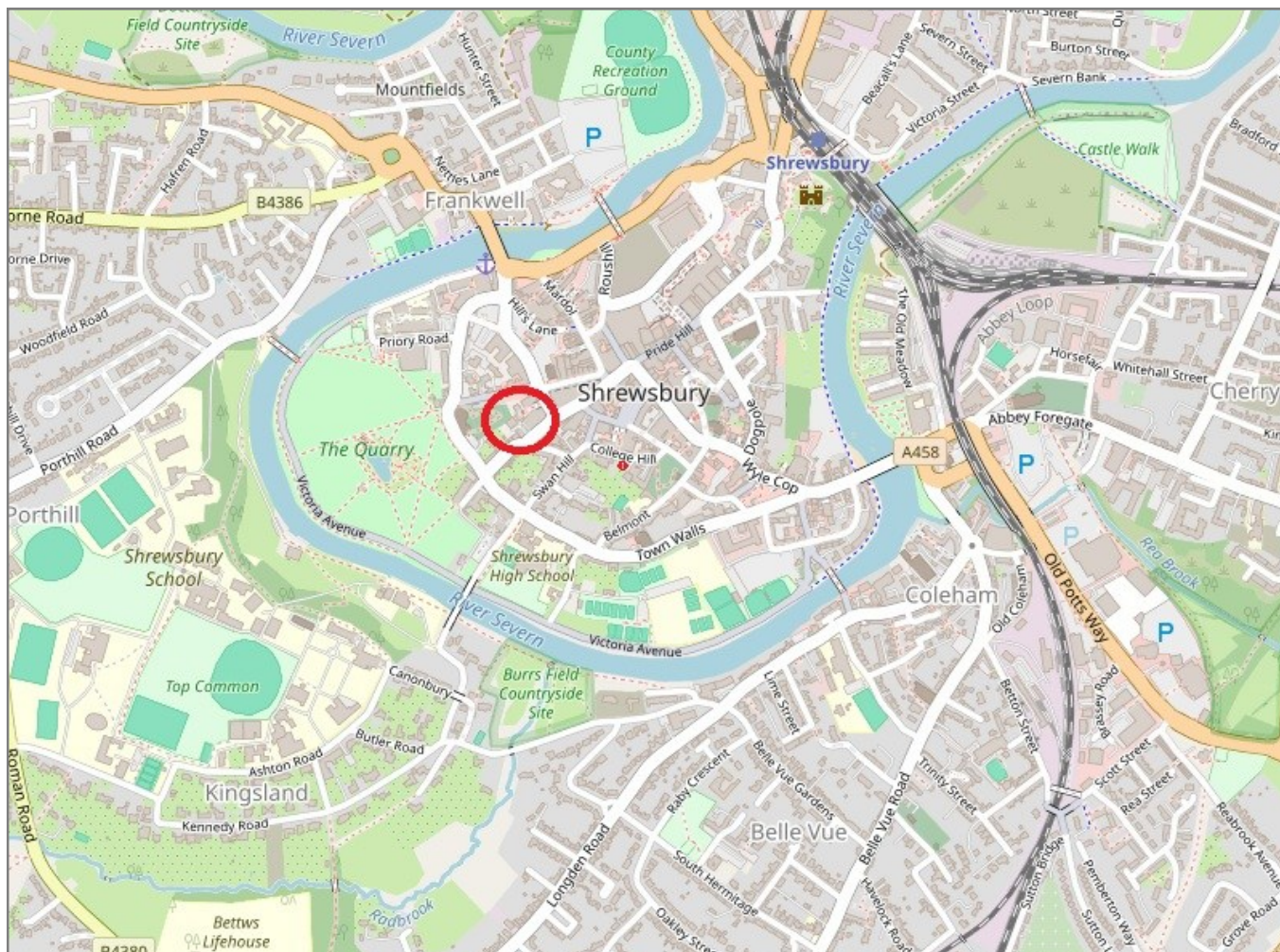
Tenure	Leasehold (Share of Freehold)
Lease Length	199 years from 2008
Service charge	£1,596 per annum
Ground Rent	£0

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