



47 Avon House, The Old Meadow, Shrewsbury SY2 6AB

2 bedroom second floor apartment — £225,000 Leasehold

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Coopergreenpooks.co.uk

£225,000 Leasehold—2 bedroom second floor apartment

sales@cgpooks.co.uk

This well-designed second floor apartment is situated in an elevated position in a popular gated development with lift access, just a short walk from the town centre, as well as benefitting from beautifully landscaped communal gardens, fantastic riverside walks and private parking.

KEY FEATURES

- Impressive communal entrance with telephone entry system
- Good sized private inner hallway with useful built in storage
- Lovely open plan living/dining area with windows to two elevations, allowing plenty of natural light and views towards the town centre
- Fitted kitchen, complete with integrated appliances
- Two double bedrooms with built in wardrobes, an en-suite shower room to the main and separate family bathroom
- Double glazed windows and gas fired central heating
- Private allocated parking across the road
- A great location in a secure gated development, on the site of the former Shrewsbury Town football ground, just a few minutes walk from the town centre, railway station, local parks and beautiful riverside walks
- Agents Note: Photos used were taken prior to the current tenancy
- Sold with no upward chain

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

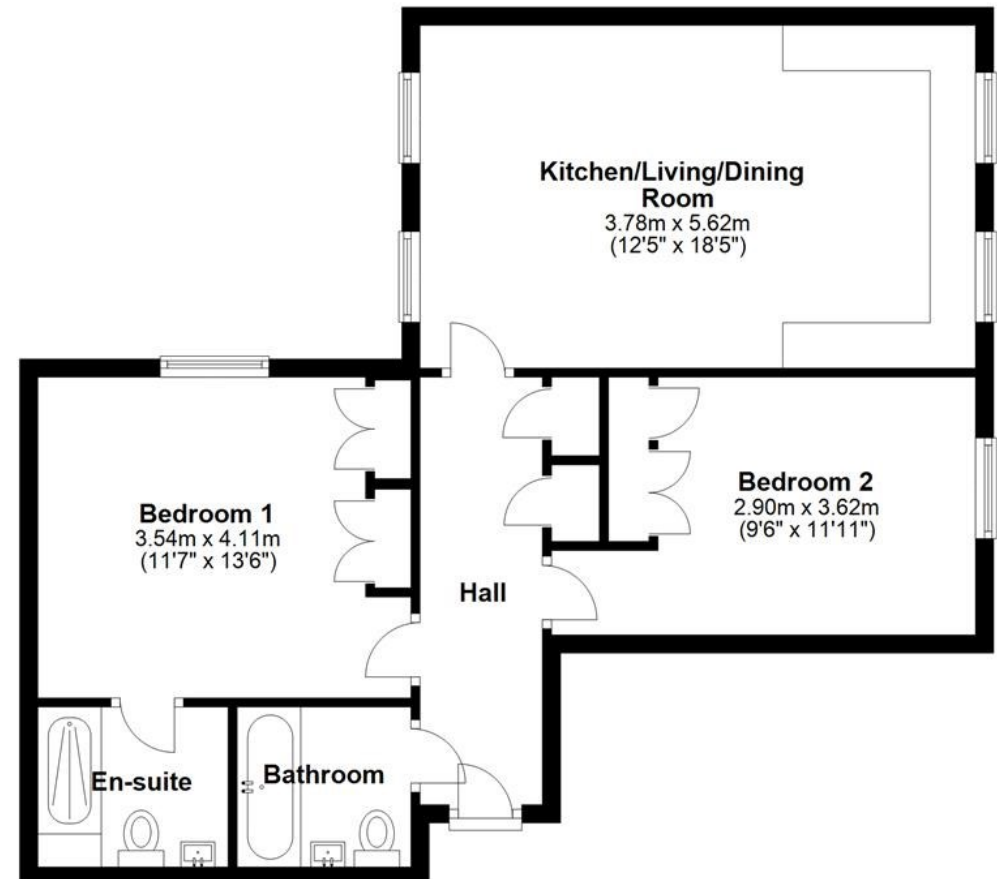
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01743 276666



Second Floor

Approx. 63.3 sq. metres (681.9 sq. feet)



Total area: approx. 63.3 sq. metres (681.9 sq. feet)





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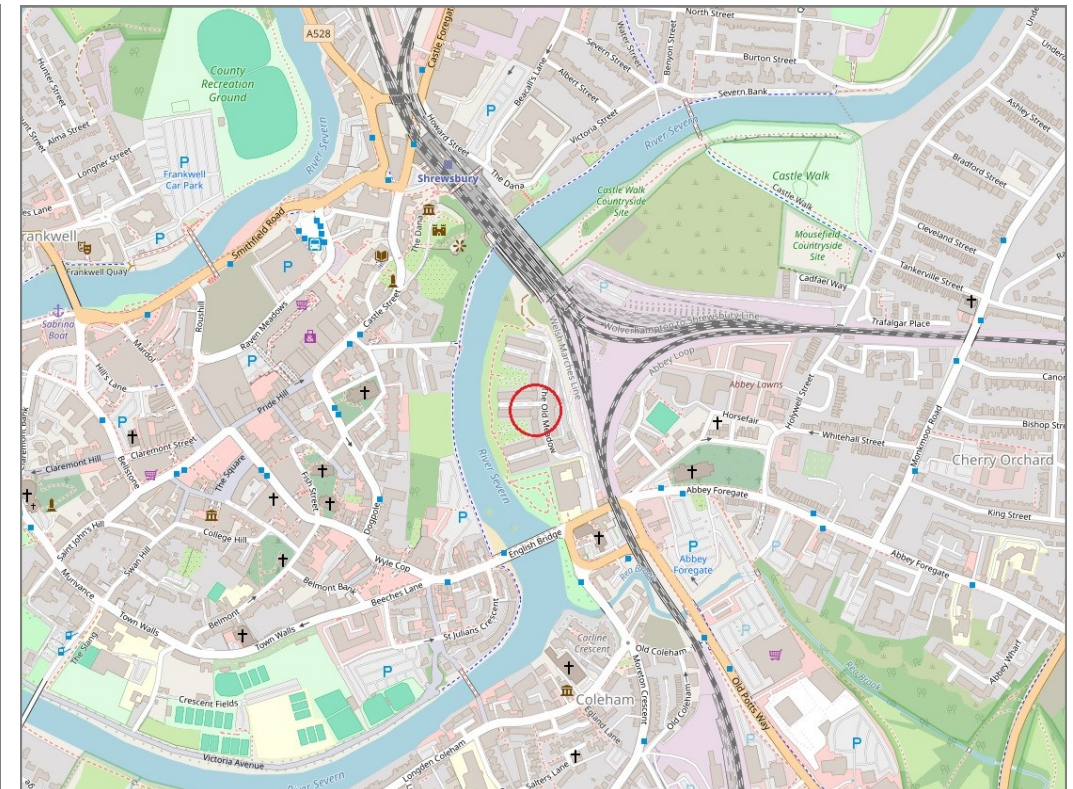
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BOUNDARIES NOT CONFIRMED



| | |
|----------------|------------------------------------|
| Tenure | Leasehold |
| Lease length | 155 years from 1st Jan 2012 |
| Service Charge | £300 PA |
| Ground Rent | £2,718 PA |

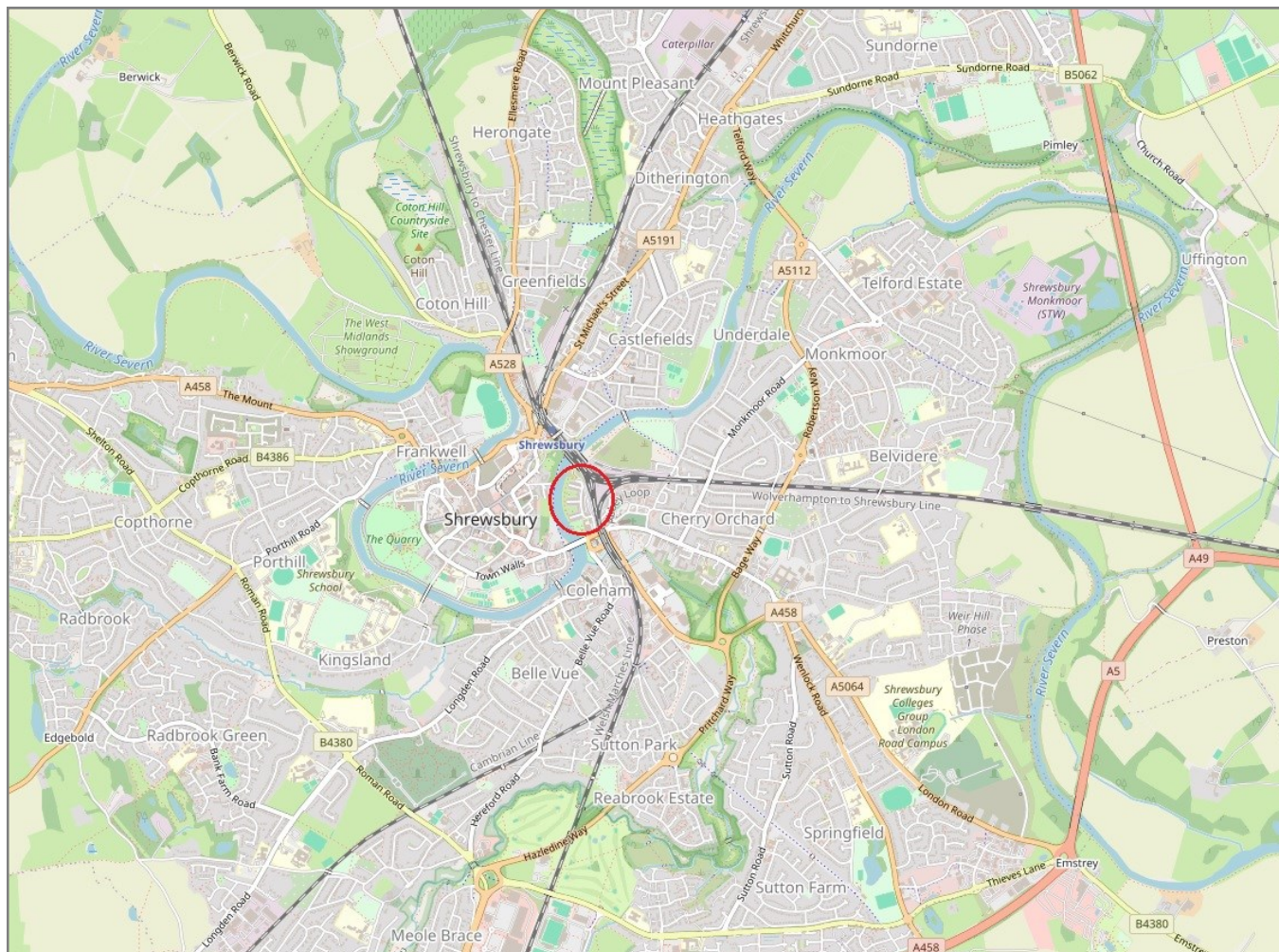
| | |
|-----------------|---|
| Local Authority | Shropshire Council |
| Council Tax | Band B |
| EPC Band | TBC |
| Services | All mains services are connected |

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