COOPER GREEN POOKS

3 Abbey Wharf, Shrewsbury, Shropshire, SY2 6AY

1 bedroom ground floor apartment — £142,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

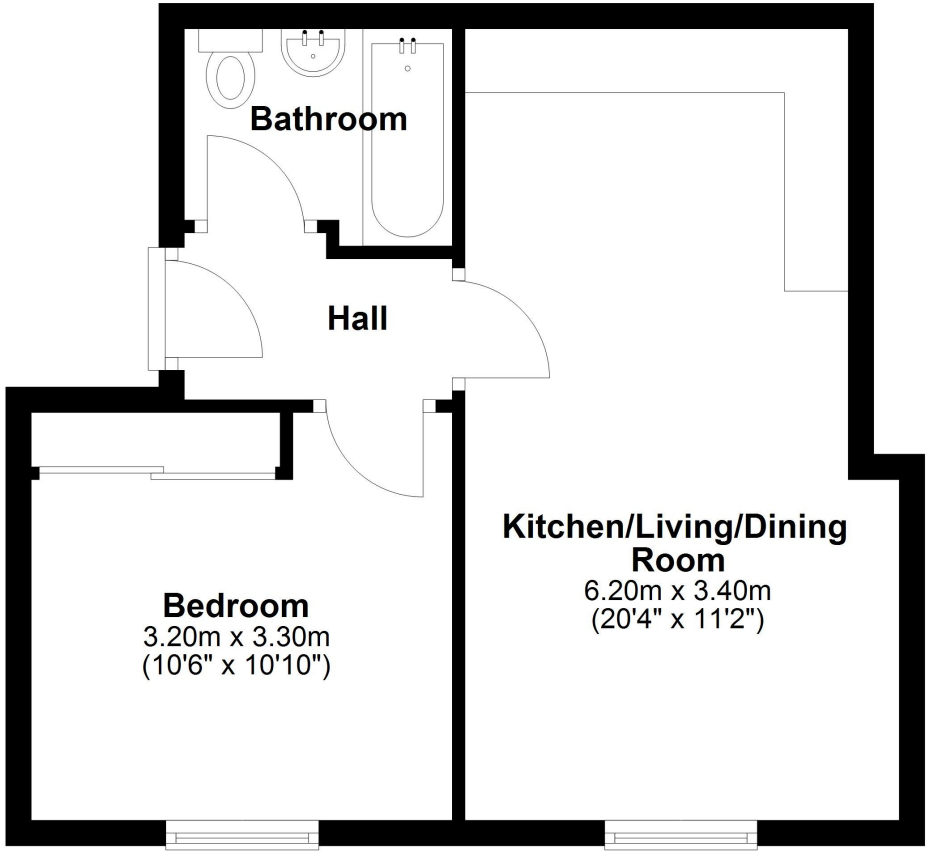
Conveniently situated on the ground floor of a popular modern development, this neatly presented one bedroom apartment offers thoughtfully designed accommodation, while benefitting from private allocated parking, lovely communal grounds, a fantastic location adjoining the Reabrook nature reserve, and within walking distance of the town centre.

KEY FEATURES

- Well-presented communal entrance hall with telephone intercom system
- Open plan kitchen/living/dining room with window to front
- A range of fitted units to the kitchen with integral oven and hob
- Good sized double bedroom with built-in wardrobe
- Separate well-appointed bathroom with shower
- Double glazed windows and energy efficient electric heating
- Private allocated parking space
- A great location within a quiet and attractive modern development, just a short walk from the town centre, as well as good local pubs/restaurants, supermarkets, and butcher/delicatessen
- Landscaped communal gardens adjoining the Reabrook nature reserve, providing direct access to lovely walks

Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 37.2 sq. metres (400.3 sq. feet)

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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ABBEY WHARF

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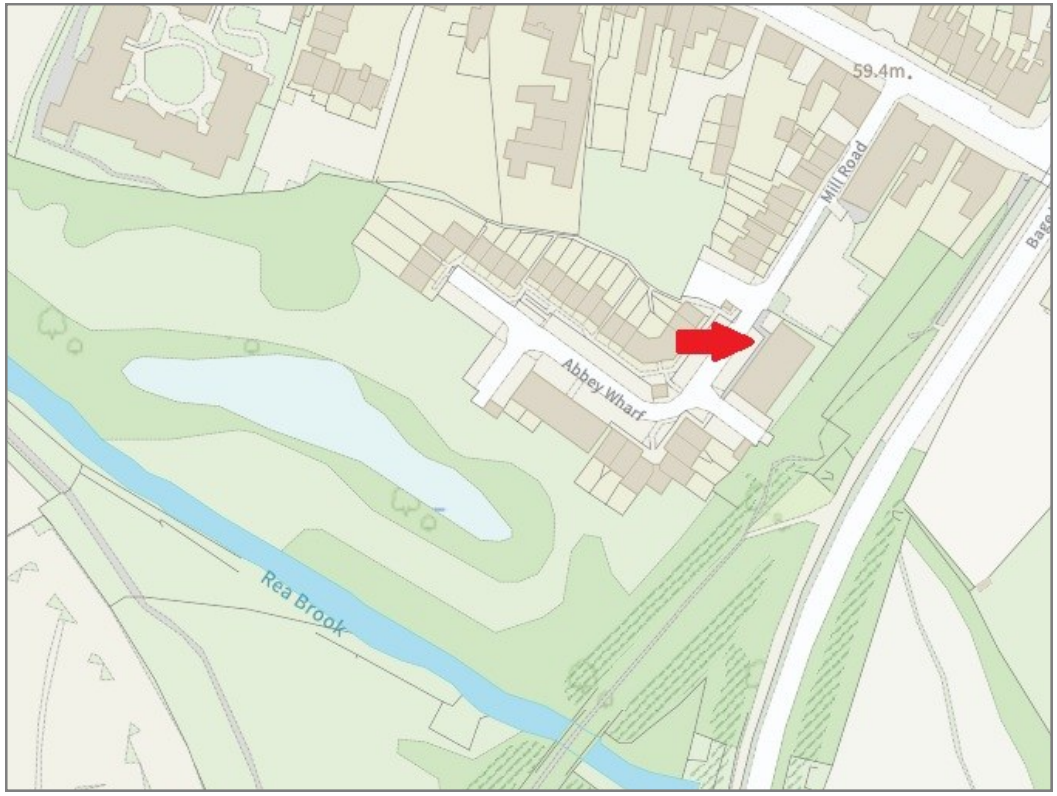

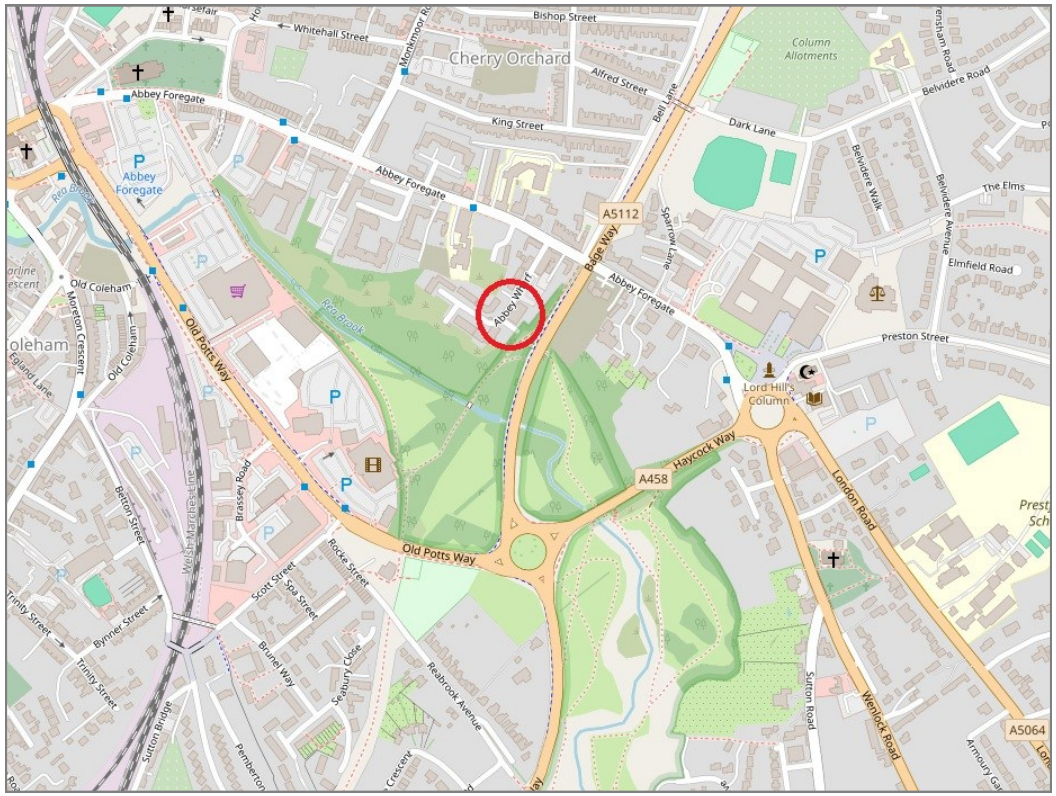

BOUNDARIES NOT CONFIRMED

Tenure	**Leasehold**
Local Authority	**Shropshire Council**
Council Tax	**Band A**
EPC Band	**Band C**
Services	**Mains electricity, water and drainage are connected**

Lease Length	**250 years from 2013**
Service Charge	**£500 per quarter**

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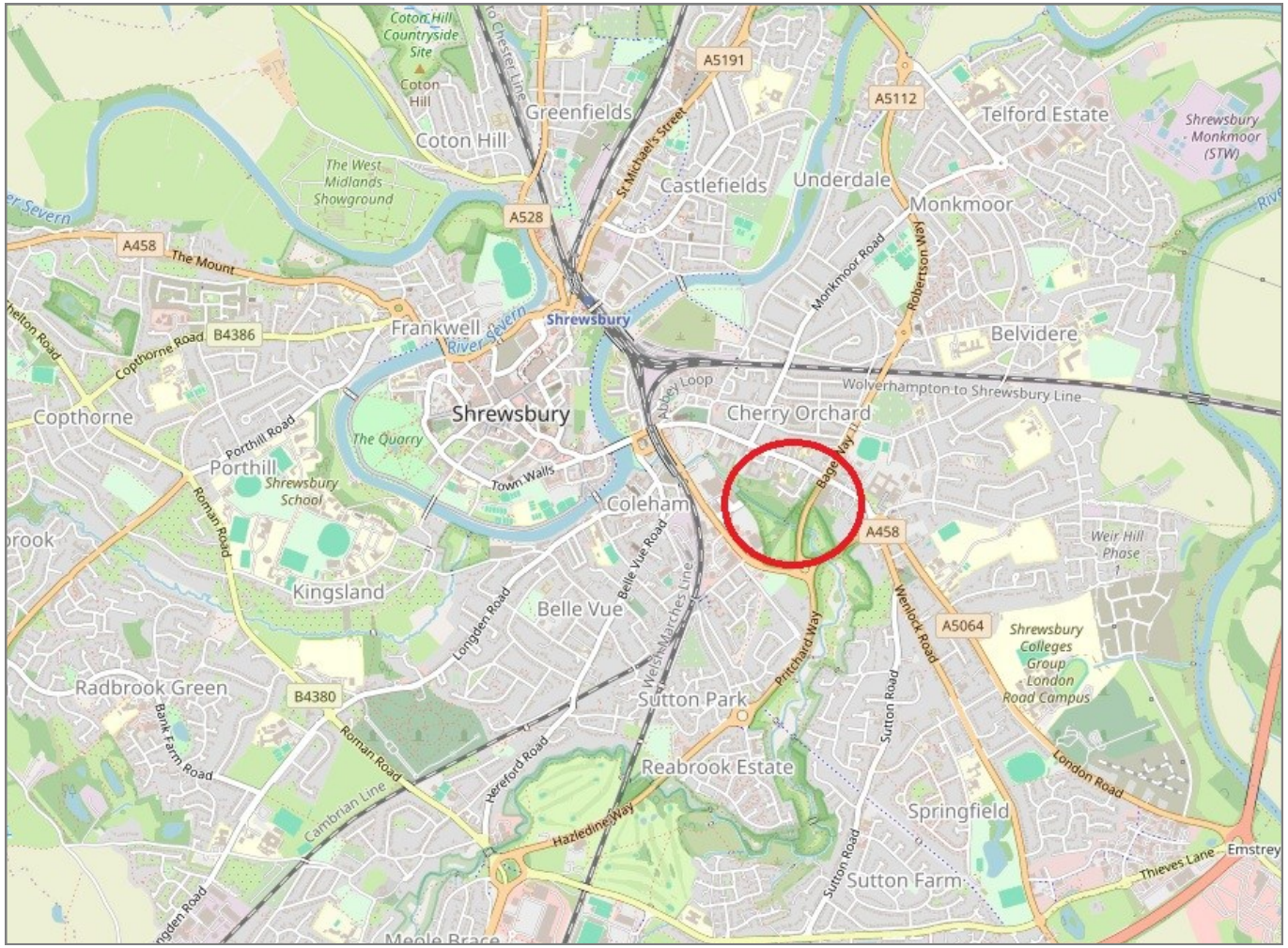

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