G2 The Court, St Marys Place, Shrewsbury, SY1 1DY

1 bedroom apartment — £230,000 Leasehold

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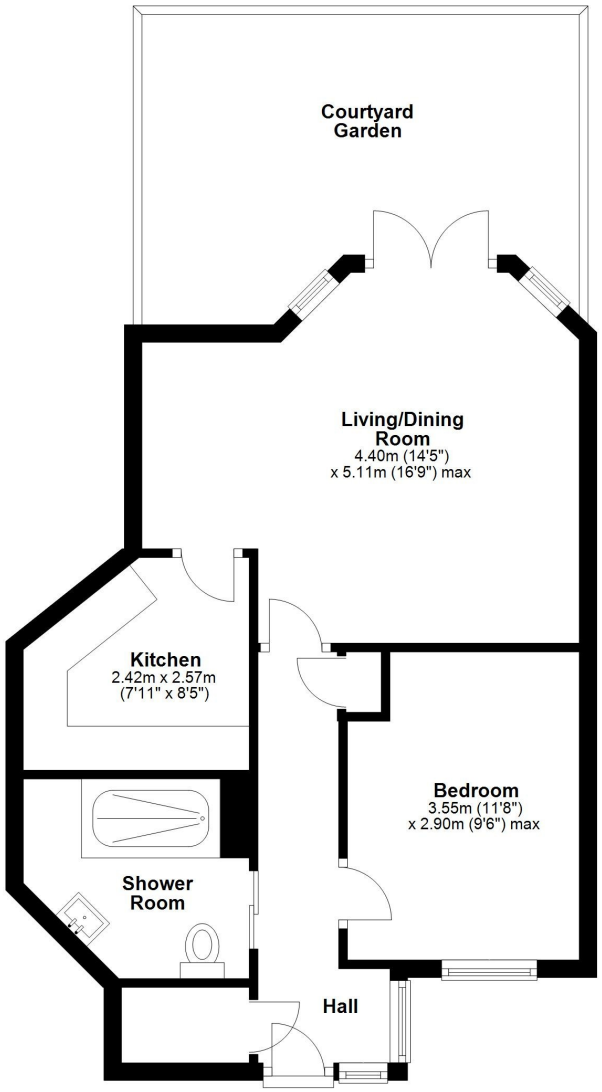
Quietly situated within the heart of the town centre, this individual ground floor apartment has been recently improved and updated, providing well-designed accommodation, forming part of an imposing building of character, with the benefit of a private entrance and courtyard garden with a pleasant outlook to the rear.

KEY FEATURES

- Private front door and entrance hall with useful storage, including a utility cupboard with connections for a washing machine
- Lovely open plan living/dining room with a feature bay and glazed double doors opening onto the courtyard garden
- Separate kitchen with a range of fitted units and space for appliances
- Double bedroom with window to front, and a re-fitted shower room which has been finished to a high standard, comprising a walk-in shower, vanity unit, and heated towel rail
- The private courtyard garden is paved for easy maintenance, has gated access to further communal gardens, offering views to the rear overlooking the River Severn and towards Haughmond Hill in the distance
- G2 is accessed via St Mary's Court, where there is a gateway in front of The Court leading to just two properties and the private front door to this apartment
- A fantastic location, quietly tucked away, while still being just a stone's throw from the town centres main shopping areas, a range of bars/ restaurants, and Quarry Park
- Sold vacant with no upward chain

Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 45.0 sq. metres (484.1 sq. feet)

THE PARADE
ST MARY'S COURT

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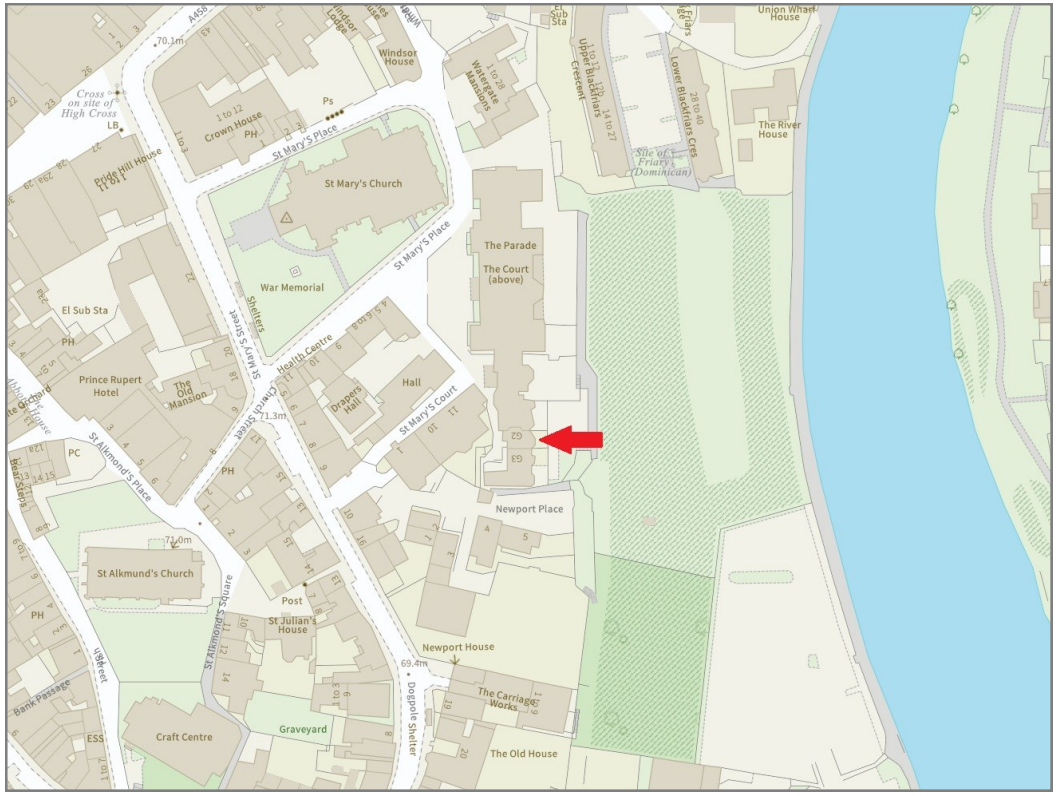

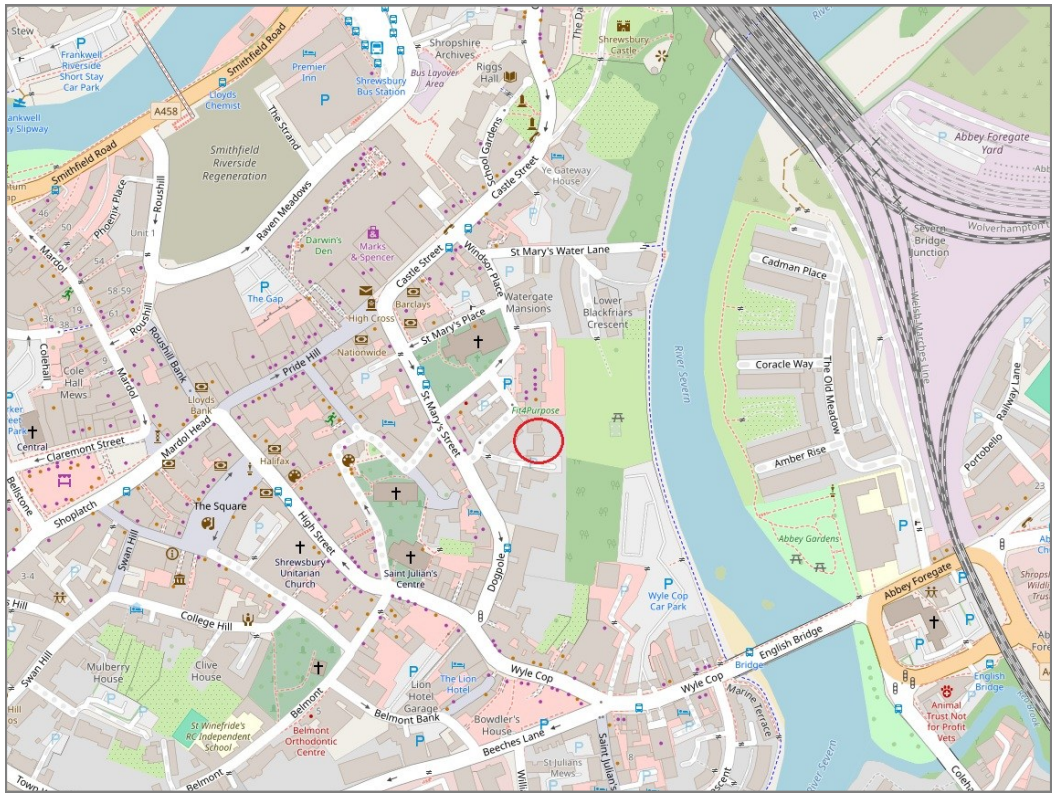

BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**	Tenure	**Leasehold**
Council Tax	**Band B**	Lease Length	**160 years from 31/07/2013**
EPC Band	**Band D**	Service Charge	**£1,208 per annum**
Services	**All mains services are connected**		

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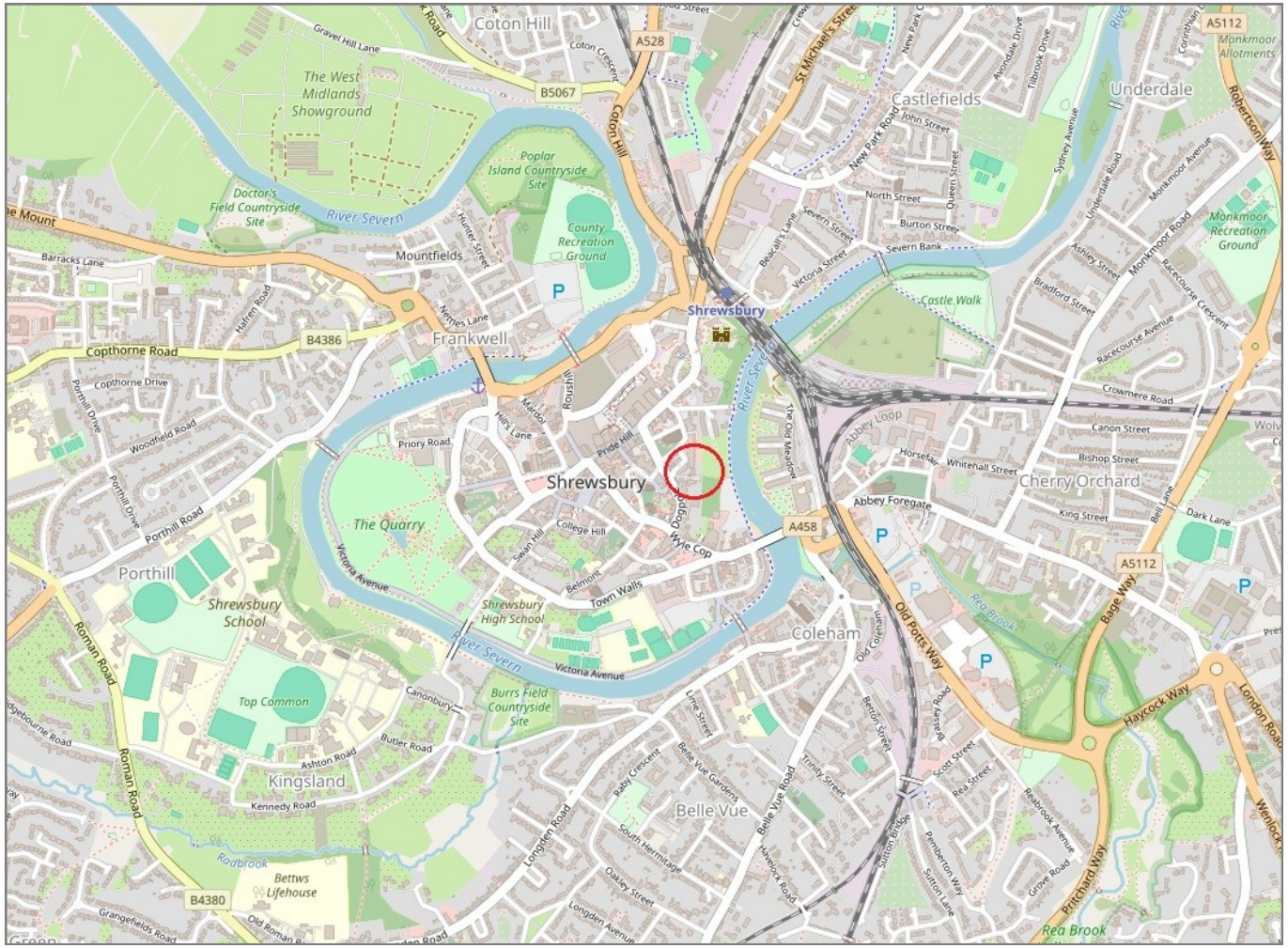

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