



3 Darwin Place, Mountfields, Shrewsbury, SY3 8RD

2 bedroom apartment—£149,950 Leasehold

£149,950 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

This 2-bedroom first floor apartment is well situated within a very attractive modern development with secure gated parking, next to Theatre Severn and just a few minutes' walk from the town centre

KEY FEATURES

- Communal and private entrance hall with entry phone system
- Open plan kitchen/living room with boarded flooring and windows to front and side.
- Range of matching wood effect units to kitchen area with built in appliances.
- 2 double bedrooms and a good-sized bathroom with storage.
- Double glazed windows and gas fired central heating.
- Electric gated access to a private secure resident's car park with designated space.
- Few minutes' walk from local park and The Quarry, lovely river walks and the town centre. Theatre Severn is also a stone's throw away, as well as plenty of other great amenities, including various restaurants, pubs and shops.
- The property is currently let but can be sold with no upward chain as notice will be served once a sale has been agreed
- Please be aware that the photographs displayed were taken prior to the existing tenancy.

FIRST FLOOR

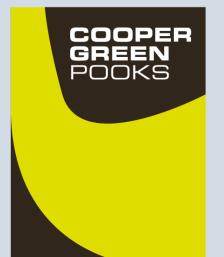


TOTAL AREA: APPROX. 58.8 SQ. METRES (632.8 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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3 Barker Street
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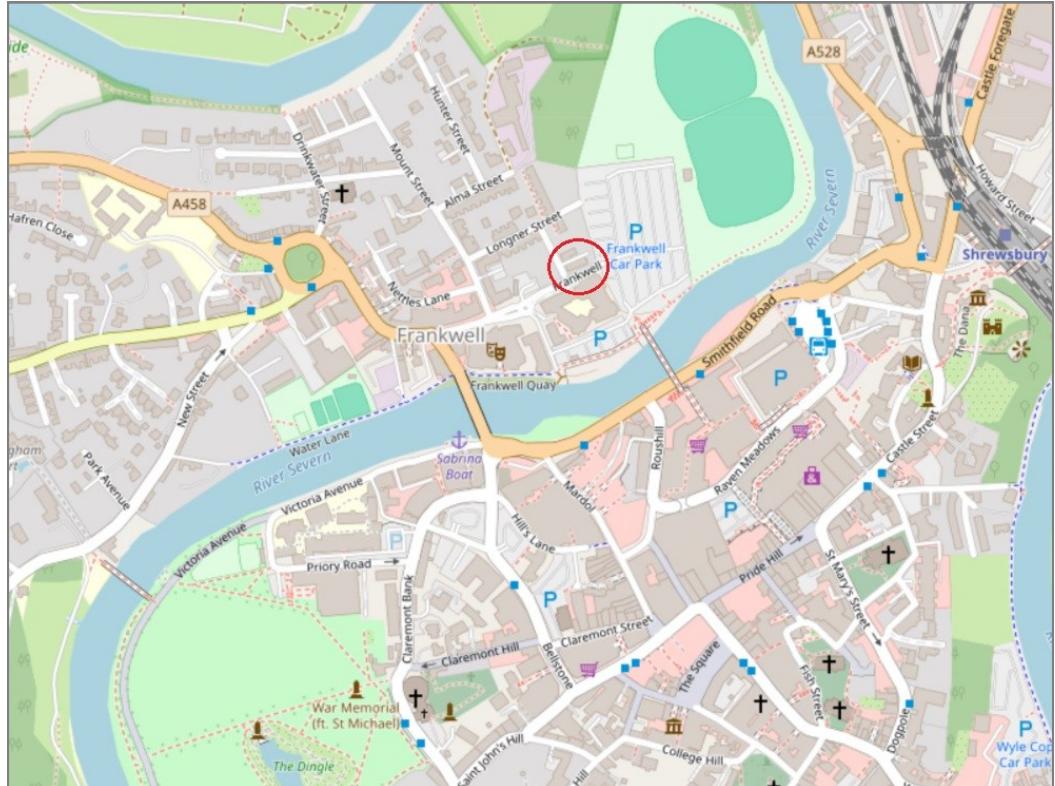
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BOUNDARIES NOT CONFIRMED

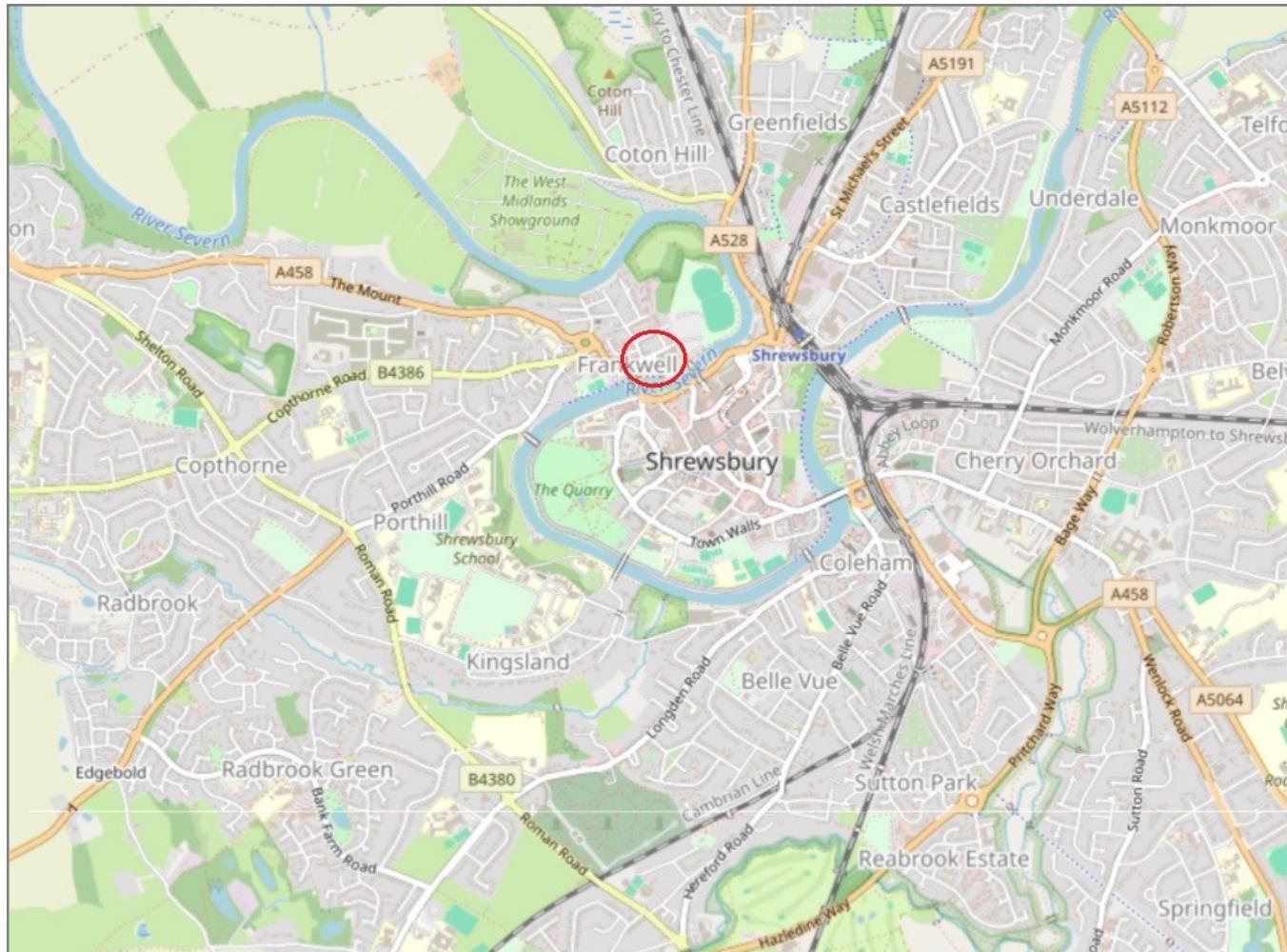


Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

Tenure	Leasehold
Lease Length	199 years from and including 1st January 2006
Service Charge	Currently £2,433.10 per annum
Ground Rent	£100 per annum

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