



£325,000 Share of Freehold — 3 bedroom first floor apartment

sales@cgpooks.co.uk

**Occupying a fantastic position within the heart of the town centre, this well-proportioned three-bedroom apartment offers thoughtfully designed accommodation, situated on the second floor on an attractive purpose-built development, benefitting from lift access, secure gated parking, and a share of the freehold.**

## KEY FEATURES

- Very well-presented communal entrance hall with staircase and lift access to the second floor
- Good sized private inner hallway with useful storage
- Impressive open plan living/dining room with three windows, including a feature bay window, allowing plenty of natural light
- Separate fitted kitchen, complete with fully integrated appliances
- Master bedroom with built-in wardrobe and en-suite shower room
- Two further generous bedrooms and a well-appointed family bathroom with shower
- Double glazed windows and gas fired central heating throughout – the windows have all been externally painted recently as part of the ongoing management of The Bank
- Private allocated covered parking within a secure resident's car park, which has electric gated access to Market Street and convenient pedestrian access via the rear of the main building
- A fantastic location, quietly tucked away within the centre of town, a stone's throw from the main shopping areas, bars, restaurants, railway station, Quarry Park, and riverside walks
- Sold with no upward chain and a share of the freehold

## Second Floor

Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)



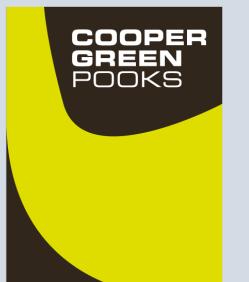






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**EXPERT** mortgage advice available  
3 Barker St, Shrewsbury SY1 1QF  
Cooper Green Pooks  
01743 276666

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.



# Flat 8, The Bank, Swan Hill, Shrewsbury, SY1 1NG

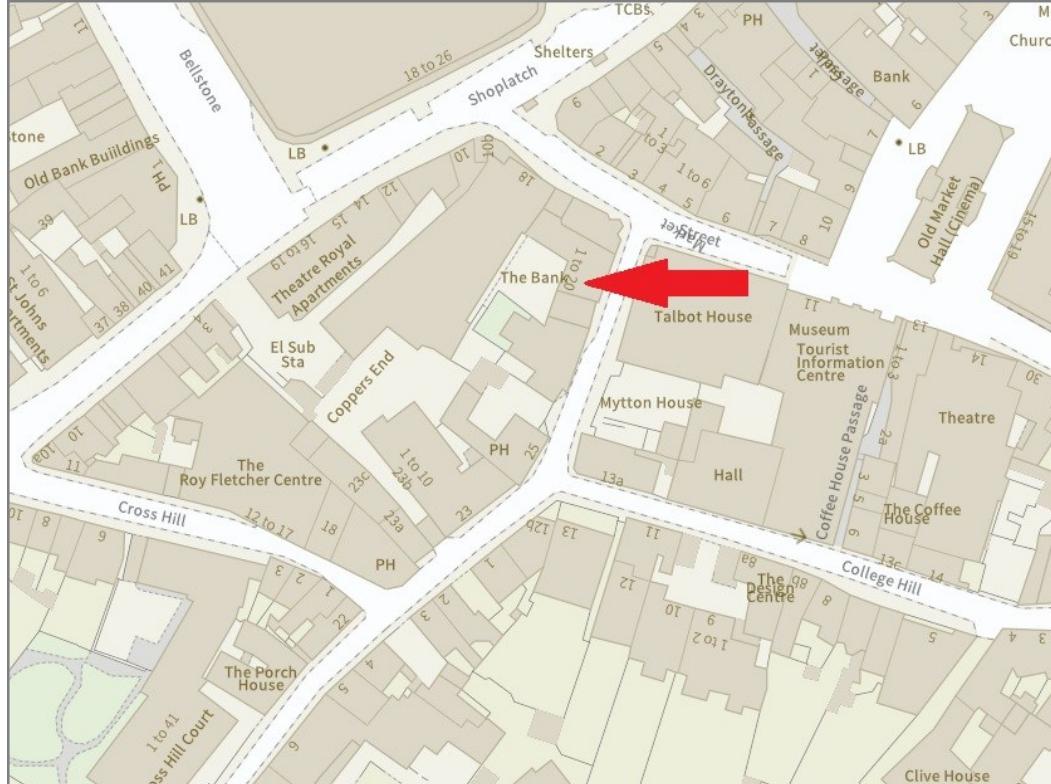
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**BOUNDARIES NOT CONFIRMED**

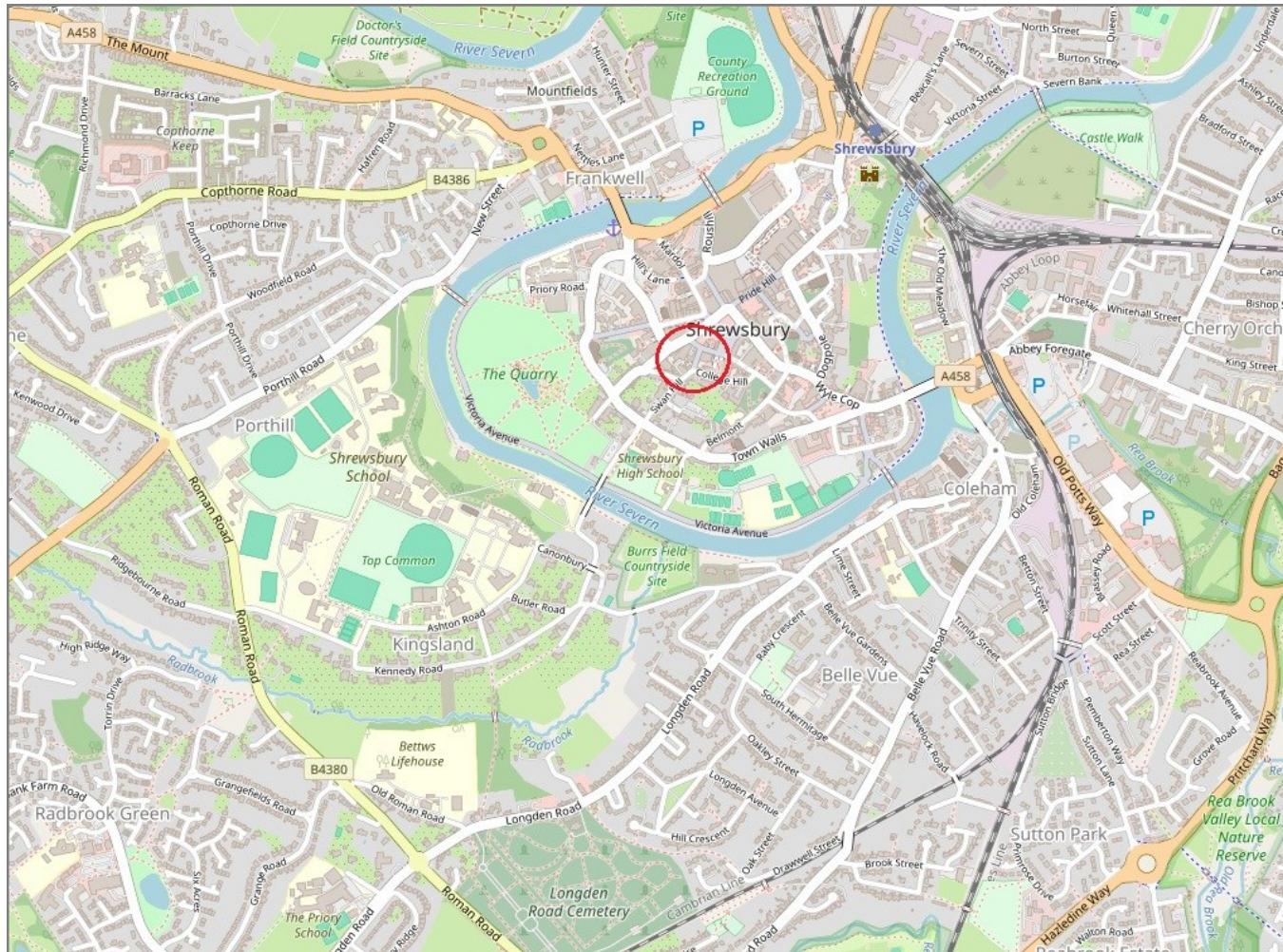


Tenure **Share of Freehold**  
Local Authority **Shropshire Council**  
Council Tax **Band E**  
EPC Band **Band B**  
Services **All mains services are connected**

Length of Lease **125 years**  
Start of Lease **2005**  
Service Charge **£3911.70 per annum (two six monthly installments)**

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