



**316 The Cedars, Abbey Foregate, Shrewsbury, SY2 6BY**

1 bedroom ground floor apartment — £155,000 Leasehold

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Coopergreenpooks.co.uk

£155,000 Leasehold—1 bedroom ground floor apartment

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A beautifully presented and individually designed ground floor retirement apartment, recently renovated to a high standard throughout, located within this purpose built development offering excellent facilities, just a short walk from the town centre.

## KEY FEATURES

- Entrance hall with useful storage
- Lovely open plan living/dining room with feature fireplace and views to front
- Re-fitted kitchen with integrated appliances
- Impressive master bedroom providing plenty of room for wardrobes and additional seating area
- Modern shower room complete with double length walk in cubicle
- uPVC double glazed windows and electric heating
- Lovely private communal grounds surround the Cedars and overlook woodland
- Private car park for residents and guest use
- Residents lounge and guest suite available
- There is also a visiting house manager available Mon-Fri 8am-4pm
- Furniture is available by separate negotiation

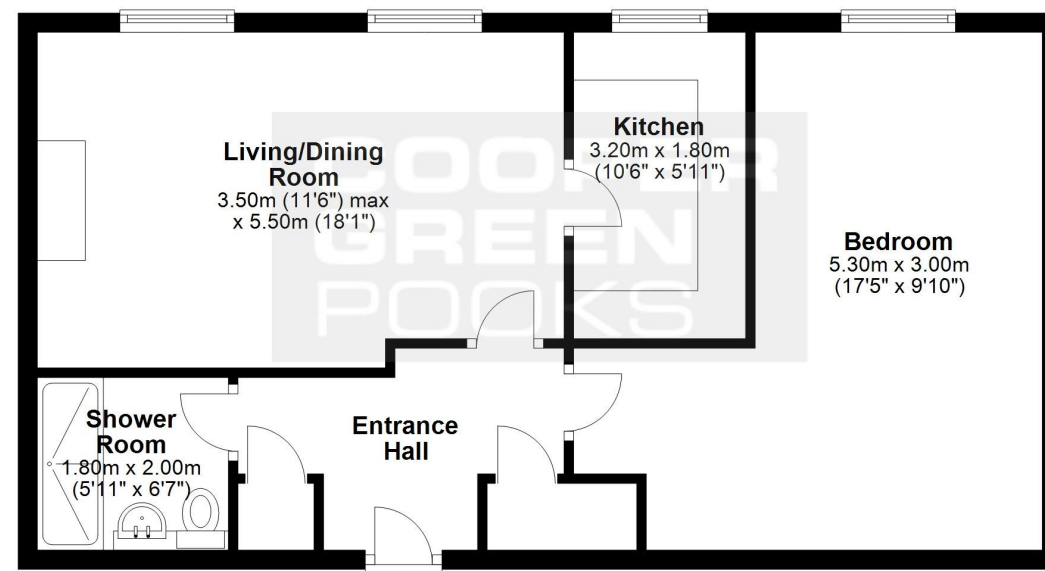
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3 Barker Street  
Shrewsbury  
SY1 1QF

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## Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 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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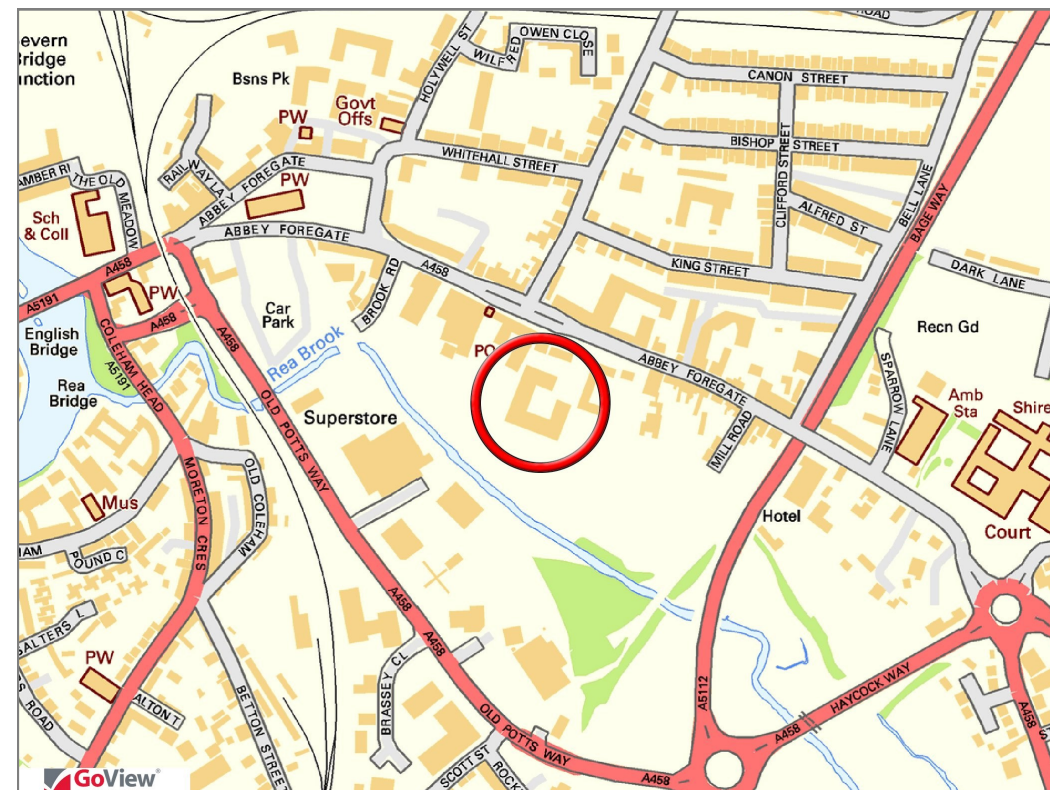
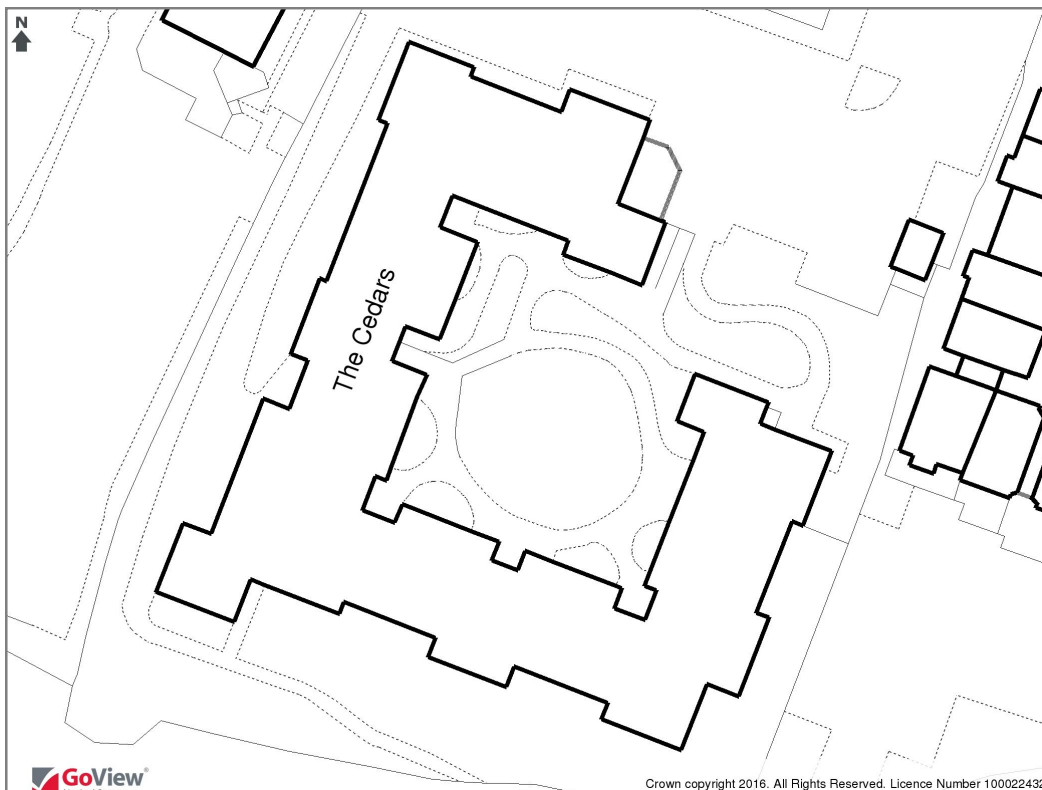
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Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	Mains water, electricity and drainage are connected
Lease	125 years from 1988
Service charge	£2160 pa

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.

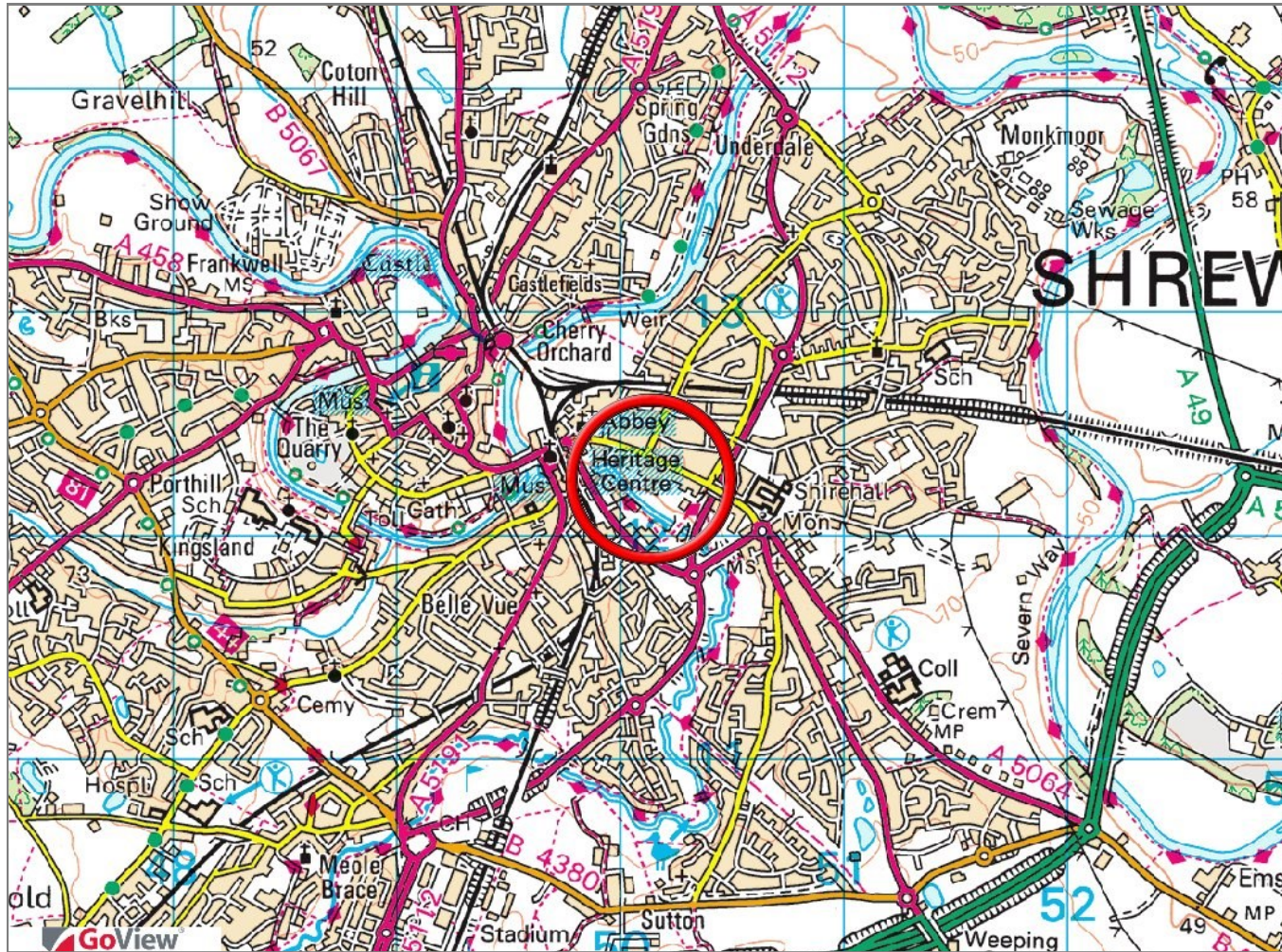
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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