



**4 Berkeley Fields, The Mount, Shrewsbury, SY3 8EJ**

2 bedroom apartment — £82,500 (30% shared ownership) Leasehold

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sales@cgpooks.co.uk

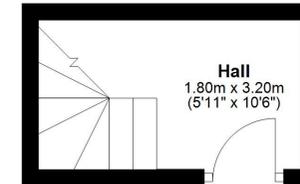
Located within a very popular area of the town, this thoughtfully designed and well-proportioned first floor apartment offers beautifully presented accommodation, with lovely views to the rear over open fields and towards the river, as well as a private garden and parking for two cars. The property is being sold on a shared ownership basis at 30% of full market value.

### KEY FEATURES

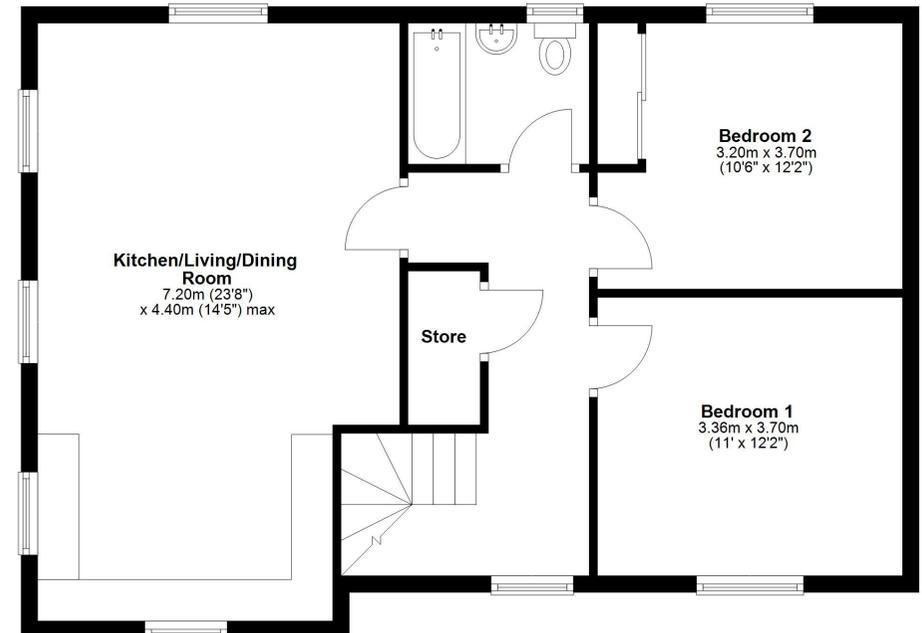
- Private front door and entrance hall with a turning staircase to the light and spacious study landing
- Impressive open plan kitchen/dining/living room, with windows to three elevations allowing plenty of natural light and views to the rear
- Well-fitted kitchen with a range of units and space for appliances
- Two generous double bedrooms, one having built-in wardrobes, and a family bathroom with shower
- There is also a very useful store, accessed via the landing
- Private gardens to the front, which have been landscaped to create multiple seating areas, sections of lawn, planted borders and paved pathways
- Allocated parking for two cars, located to the side of the building, and external bin and bike storage
- A fantastic location at the top of The Mount, just a short distance from the town centre, whilst being a stone's throw from country and riverside walks via a footpath for residents use only
- The property was built by reputable local builders, Shropshire Homes, and is sold on a shared ownership basis at 30% of full market value, and buyers must be able to meet the Shared Ownership Eligibility Criteria - please contact the office for further information

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**Ground Floor**  
Approx. 5.7 sq. metres (61.9 sq. feet)



**First Floor**  
Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)









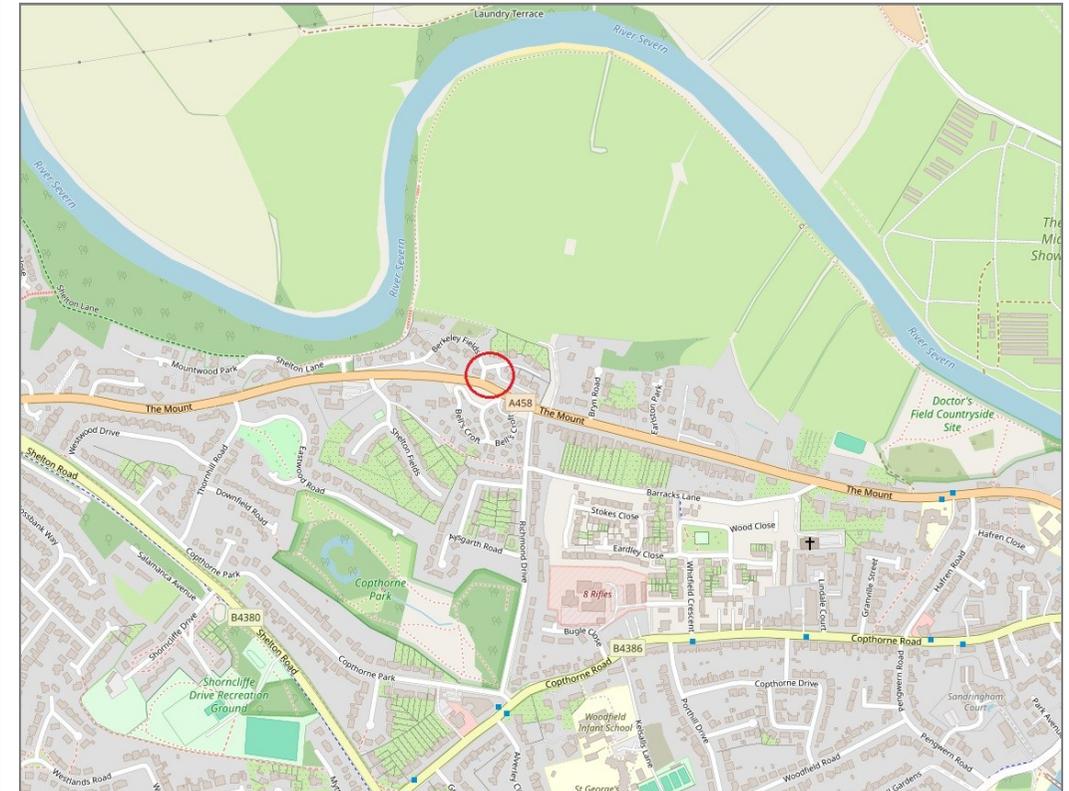
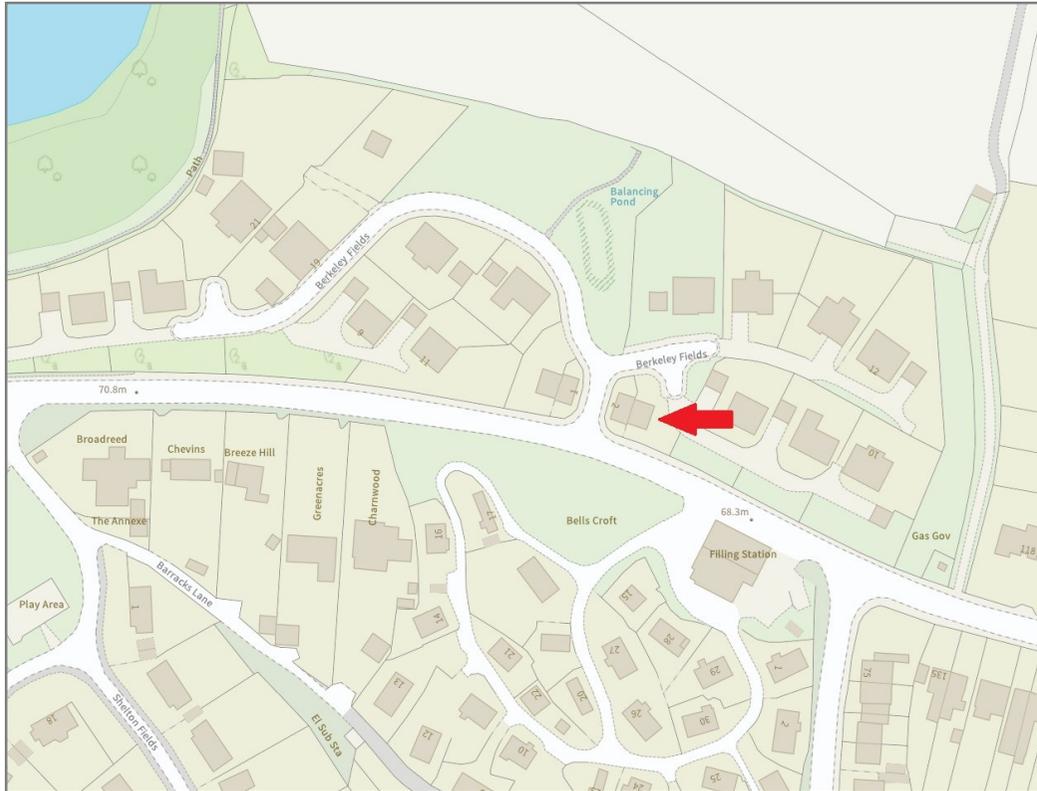
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Rent/Service Charge	<b>£542.66 pcm—including ground rent</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



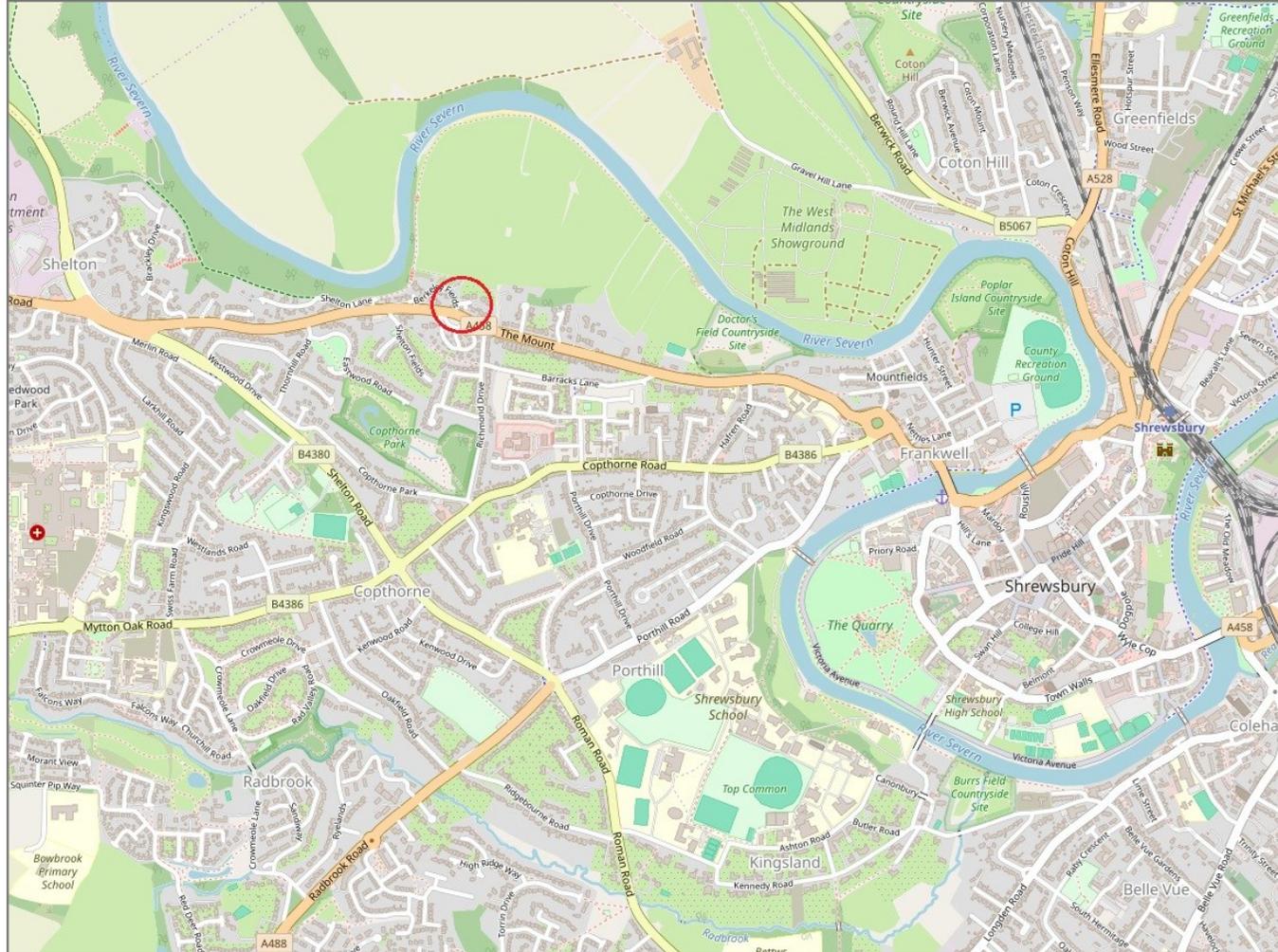
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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