



Apartment M, 2-5 Claremont Buildings, Shrewsbury SY1 1RJ

2 bedroom apartment—£280,000 Leasehold

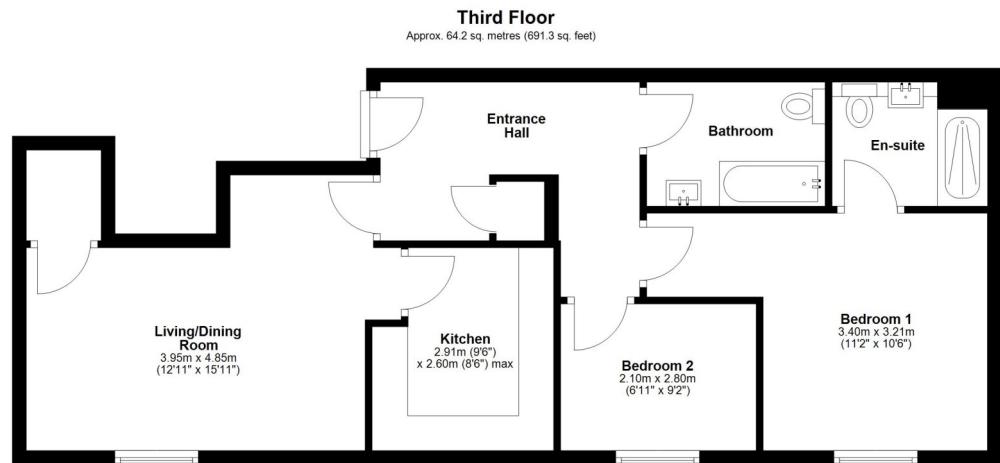
£280,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

Occupying an elevated position with stunning views over the Quarry Park and towards the River Severn, this beautifully presented apartment offers well-designed and practical accommodation, situated within this imposing historic building of character, benefitting from lift access, landscaped communal gardens and secure allocated parking.

KEY FEATURES

- Well-presented communal hallway, lift access and impressive turning staircase to the top floor
- Good sized private entrance hall with useful storage
- Lovely open plan living/dining room with feature fireplace and built in cupboard
- Separate fitted kitchen, complete with fully integrated appliances, including a dishwasher and washing machine
- Large master bedroom with built in wardrobes and en-suite shower room
- A further bedroom, also having built in wardrobes, and well-appointed family bathroom
- Electric heating and recently replaced sash windows throughout
- Envious views from all rooms to the rear of the property, overlooking the Quarry Park and beyond
- Secure allocated parking space within a lower ground floor gated parking area
- Beautifully landscaped communal gardens with residents' access to the Quarry Park
- A superb location within the heart of the town centre, a short walk from Shrewsbury's extensive range of bars, restaurants, and main shopping areas
- Agents Note: Sold with no upward chain and all furniture could be available subject to separate negotiation



Total area: approx. 64.2 sq. metres (691.3 sq. feet)







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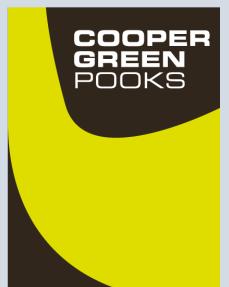
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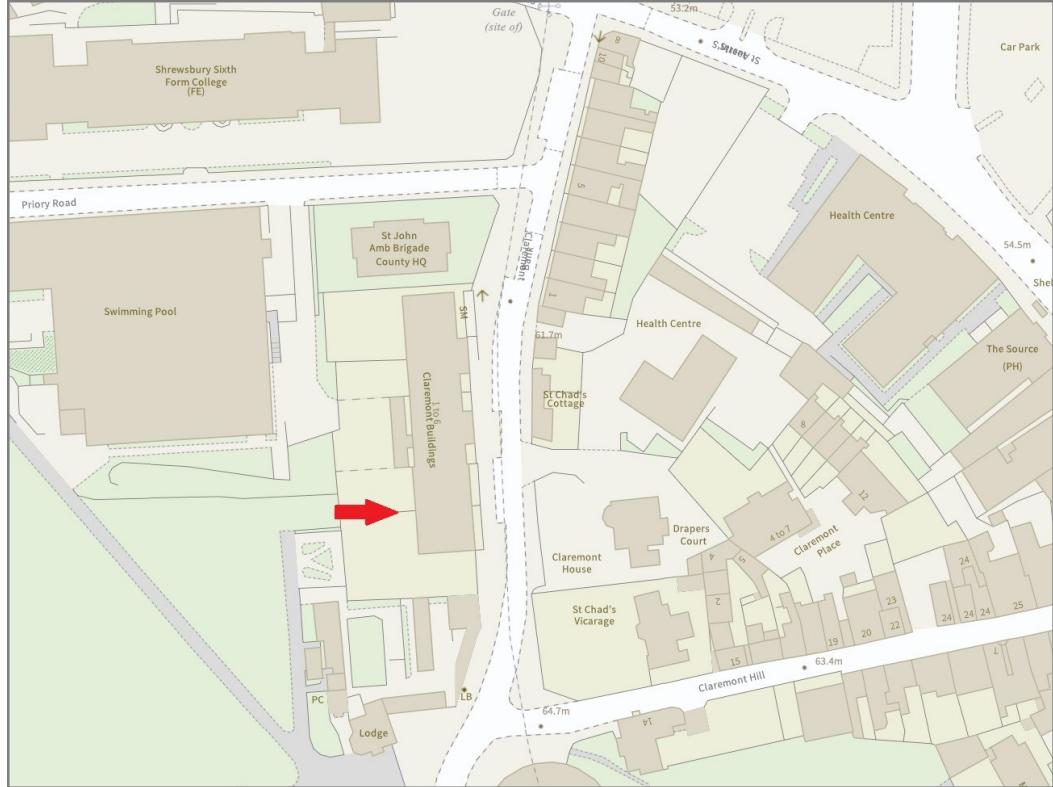
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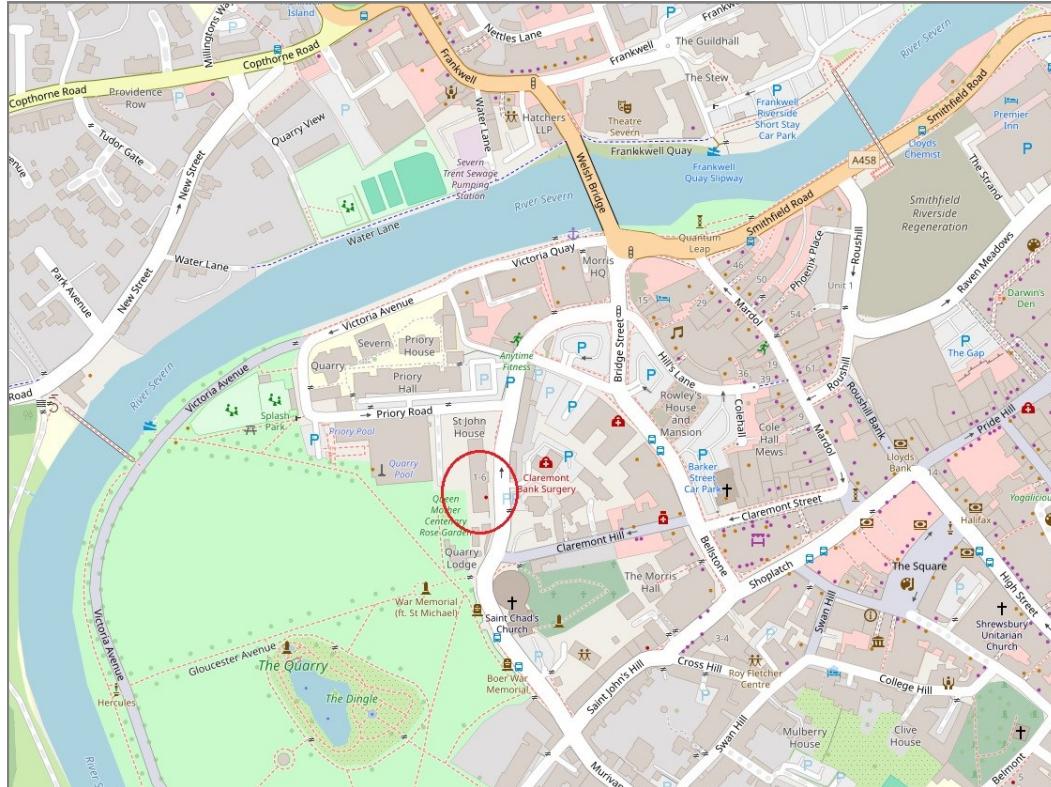
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold	Local Authority	Shropshire Council
Lease Length	199 years from 1998 (172 remaining)	Council Tax	Band D
Service Charge	£3,547.07 for the current period (01/01/25 to 31/02/26)	EPC Band	Band C
		Services	Mains water, drainage and electricity are connected
			Heating is electric

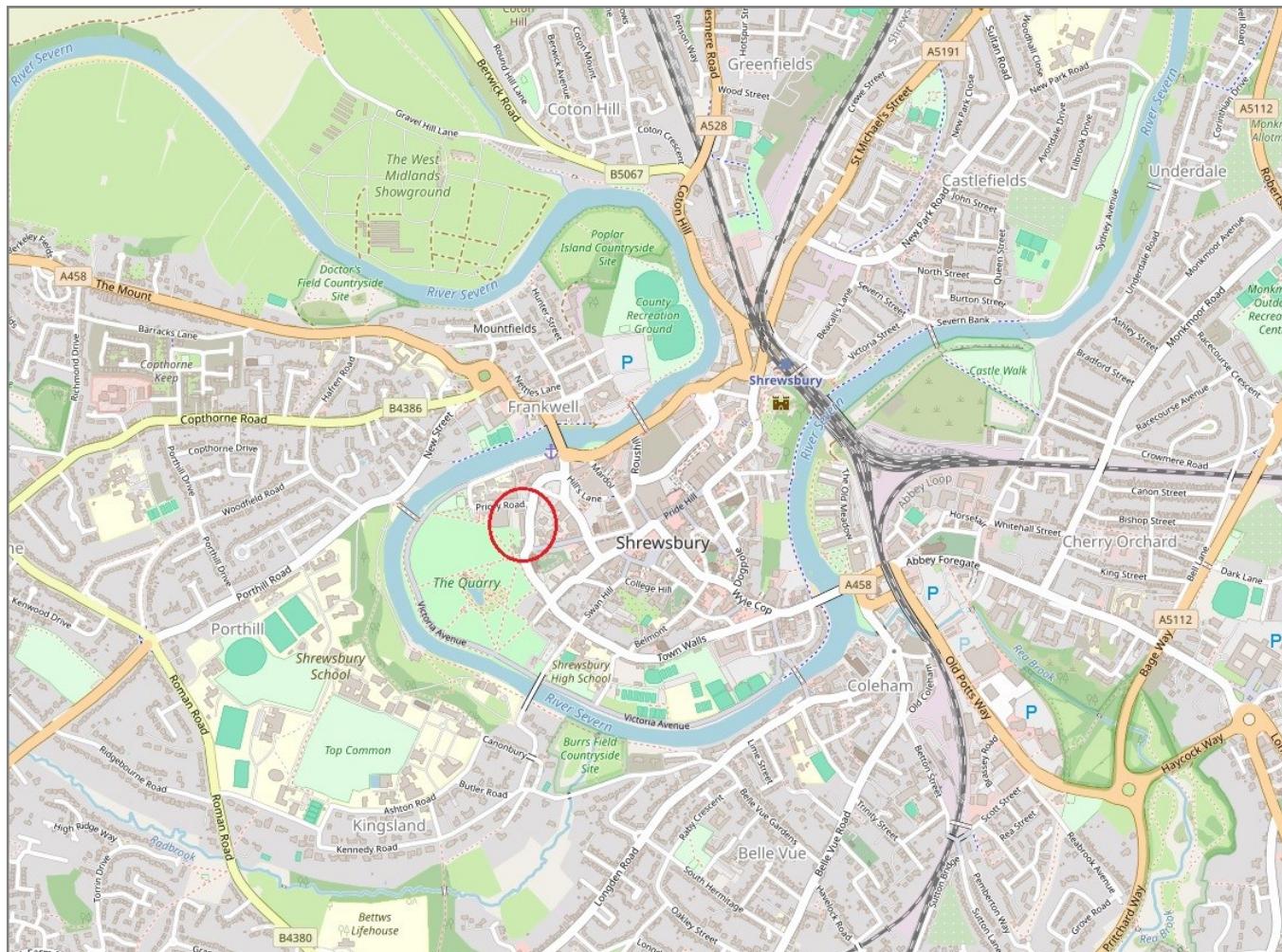


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