



**Cheltenham, Stonehurst, 24 Sutton Road, Shrewsbury, SY2 6DD**

1 bedroom ground floor apartment — £147,000 Leasehold (Share of Freehold)



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Coopergreenpooks.co.uk

£147,000 Leasehold (Share of Freehold) — 1 bedroom ground floor apartment  
sales@cgpooks.co.uk

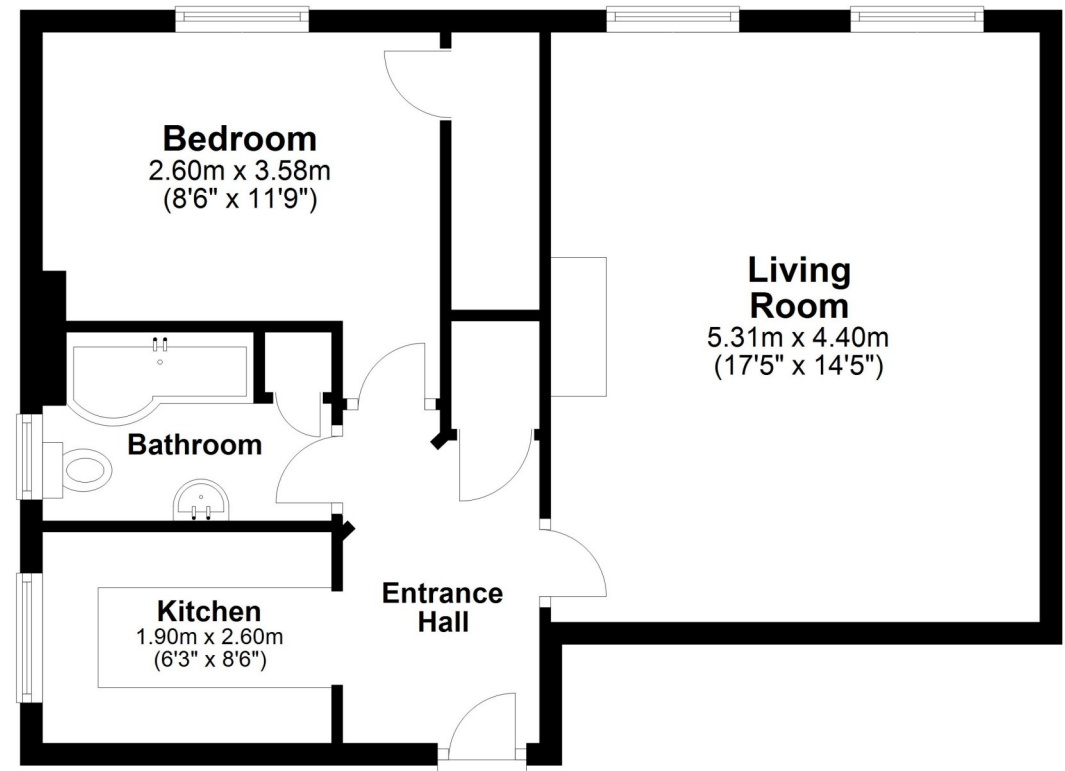
Situated on the ground floor of an imposing former school building of character, this well-presented ground floor apartment offers thoughtfully and sympathetically designed accommodation, while retaining plenty of period features such as high ceilings and large sash windows. The property is located within a very popular residential area, and benefits from private allocated parking and neatly kept communal gardens.

### KEY FEATURES

- Impressive communal entrance opening to stunning main hall which has a beautiful staircase, parquet flooring and stained-glass light lantern
- Good sized private inner hallway with very useful built-in storage and telephone intercom system
- Large open plan living/dining room with feature fireplace and two windows to front overlooking communal gardens
- Fitted kitchen with a range of units and space for appliances
- Double bedroom with excellent walk-in wardrobe and window to front
- Separate bathroom with p-shaped bath and shower
- Electric heating and the property will be sold with fully double-glazed sash windows
- Neatly kept communal garden, complete with seating and drying areas for residents' use. There is also a communal cellar and bike storage facilities
- Private allocated parking space
- Sold with a share of the freehold and managed by the residents with a long lease, no ground rent and an annual service charge of £1,440 PA
- A fantastic location within a sought-after residential area, just a short distance from excellent amenities such as shops and a doctor's surgery, with lovely walks through the Reabrook Nature Reserve, as well as being within a 30 minute walk of the town centre

### Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 52.5 sq. metres (564.6 sq. feet)















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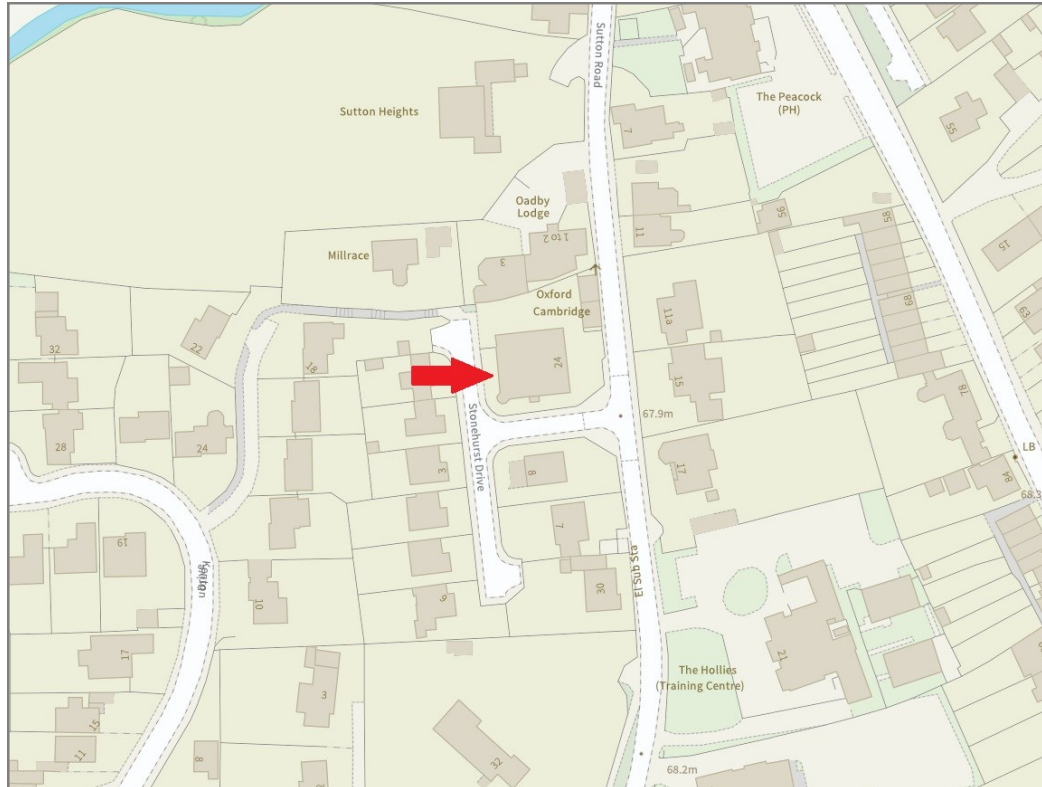
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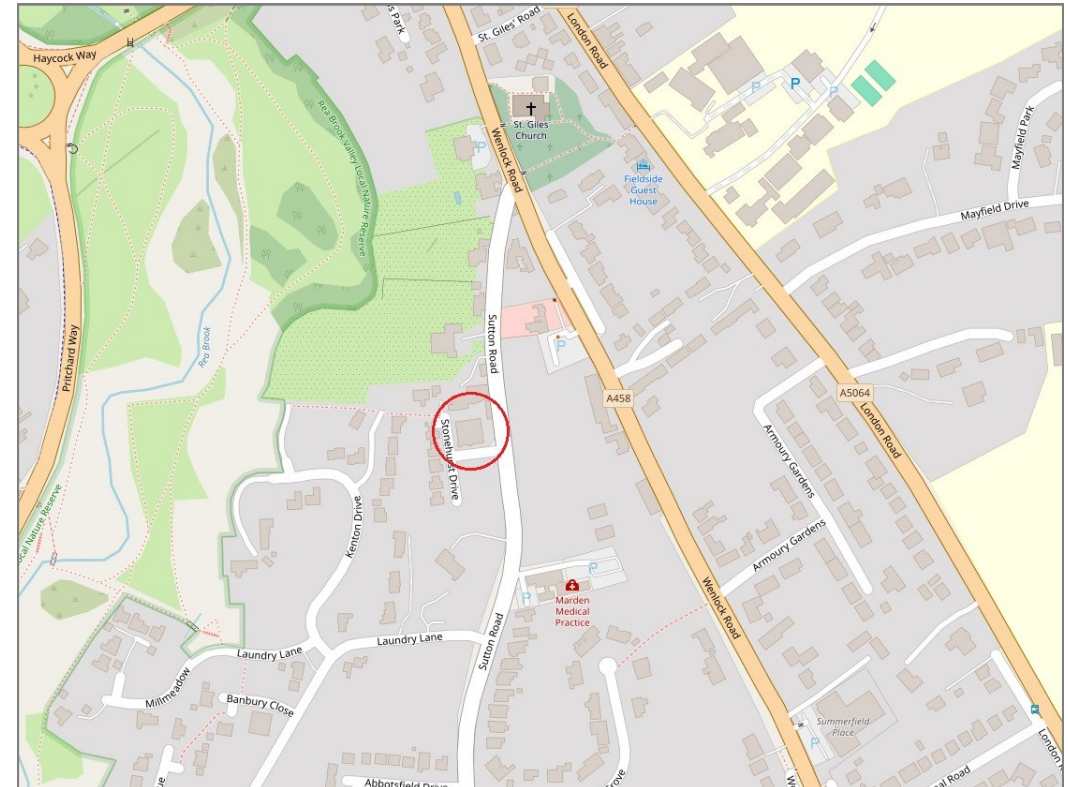
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**BOUNDARIES NOT CONFIRMED**



Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**TBC**  
**Band E**  
**Mains water, electricity and drainage are connected.**  
**Electric heating.**

Tenure  
Lease Length  
Service Charge

**Leasehold (Share of Freehold)**  
**964 years remaining**  
**£1,440 per annum**

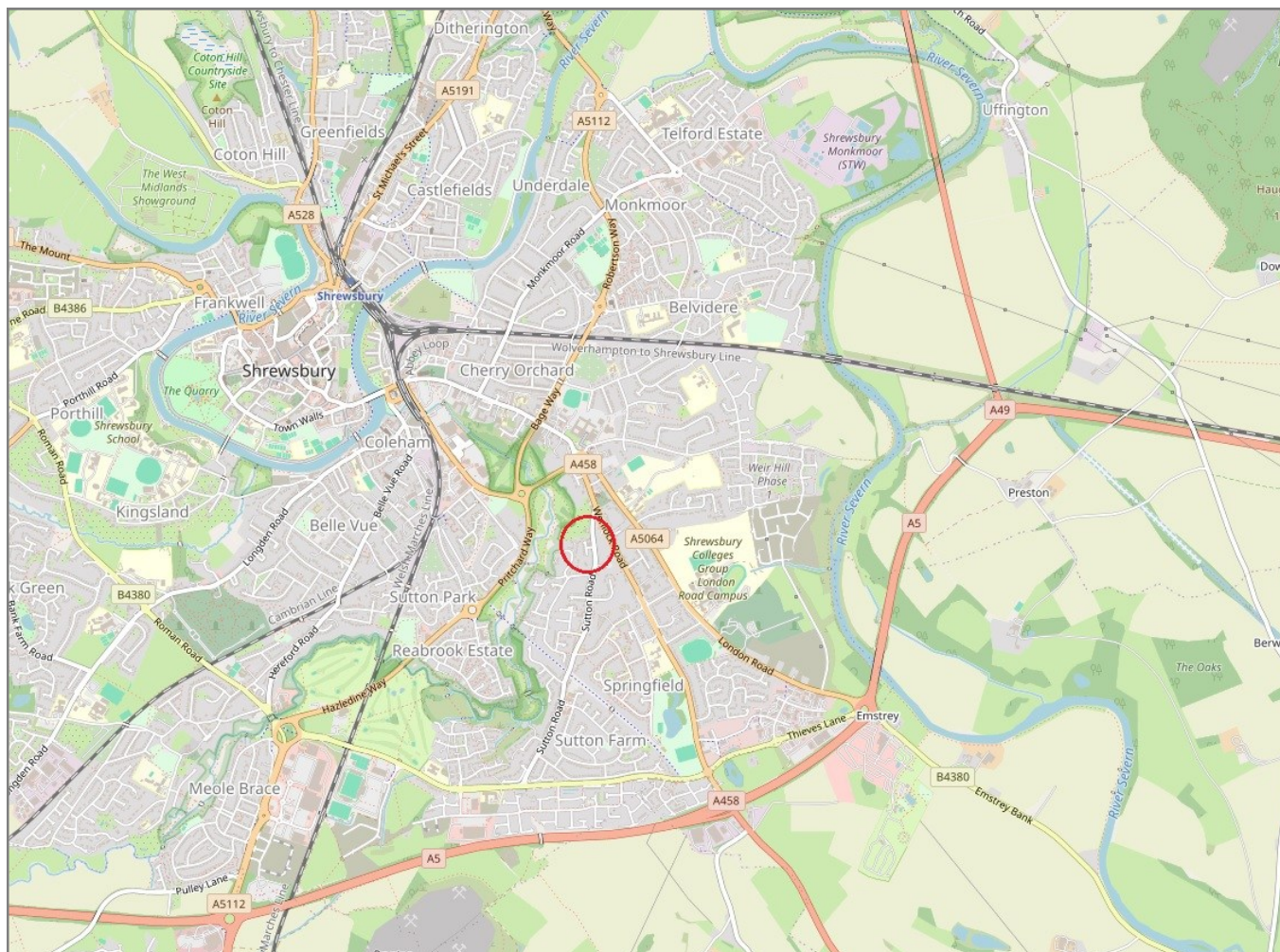


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