



17a Chester Street, Shrewsbury, SY1 1NX

2 bedroom apartment — £250,000 Leasehold

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Coopergreenpooks.co.uk

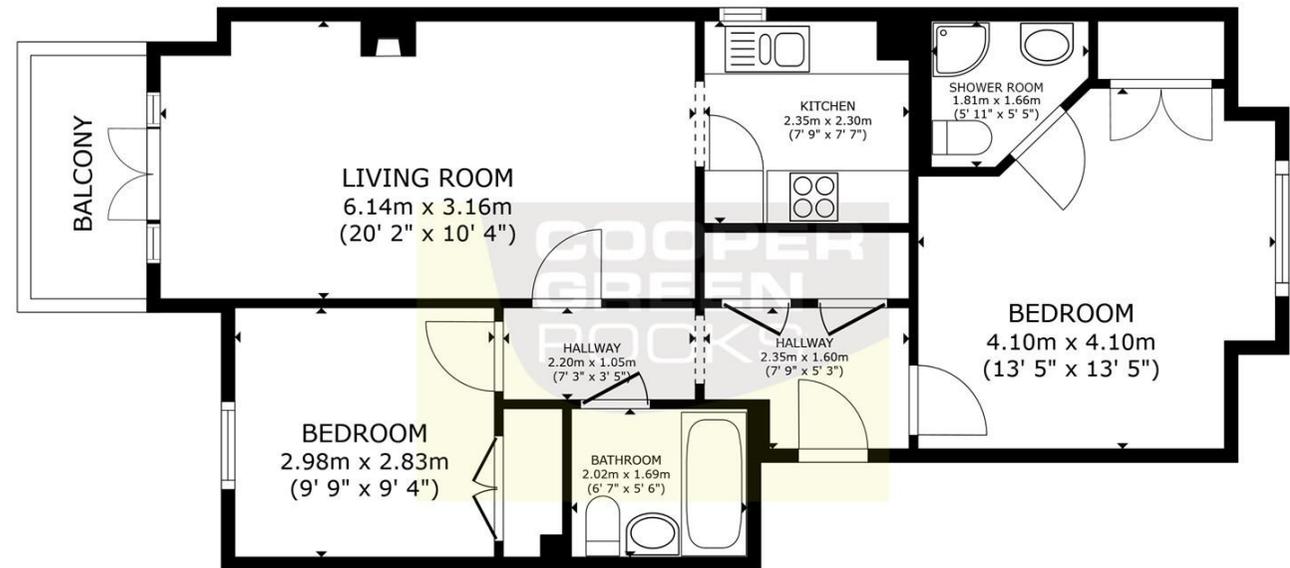
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sales@cgpooks.co.uk

This well presented first floor apartment offers good accommodation with a private parking space in a gated town centre development, with a balcony and fantastic river views.

KEY FEATURES

- Light and well configured interior with oak flooring to living areas.
- Entrance hall which has 2 built in stores.
- Living/dining room having glazed double doors opening onto a balcony that provides beautiful unspoilt views across the River Severn and Frankwell cricket pitch.
- Separate fitted kitchen with integrated appliances and window to side.
- Bathroom and 2 double bedrooms, both with fitted wardrobes. The main bedroom also has an en suite shower room.
- Gas fired central heating and double-glazed windows with custom made plantation shutters.
- Secure gated car park with designated parking space.
- Very attractive and sizable communal grounds which directly overlook the river and are neatly lawned with seating areas and established trees.
- Quiet and private location within a popular and very convenient, modern town centre development, just a few minutes' walk from the train station, as well as the main shopping areas, bars and restaurants.
- Lease of 199 years from 2004.



GROSS INTERNAL AREA
FLOOR PLAN 66.2 m² (713 sq.ft.)
EXCLUDED AREAS : BALCONY 3.7 m² (40 sq.ft.)
TOTAL : 66.2 m² (713 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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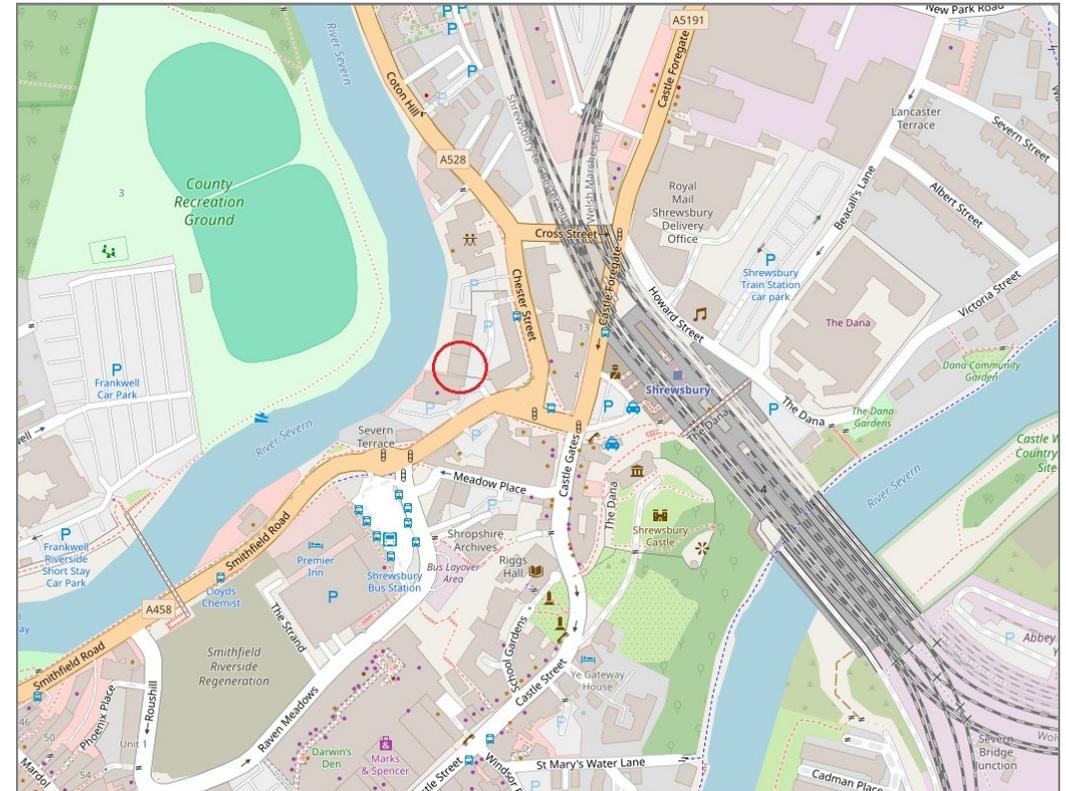
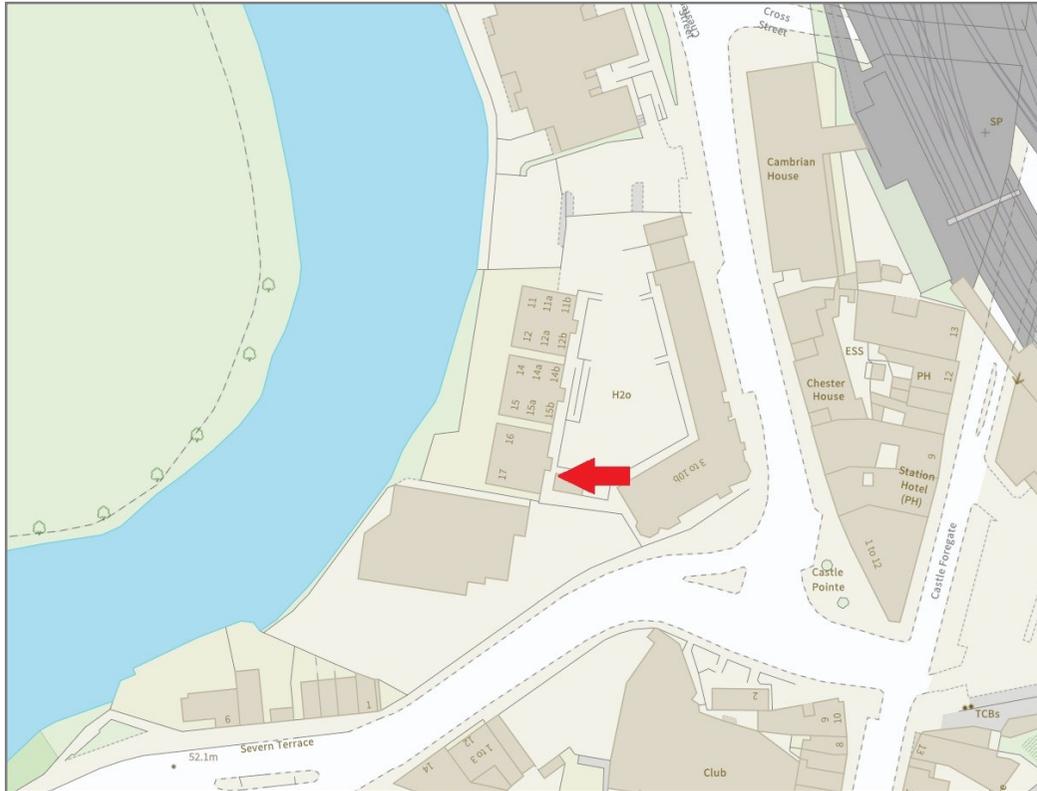
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BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

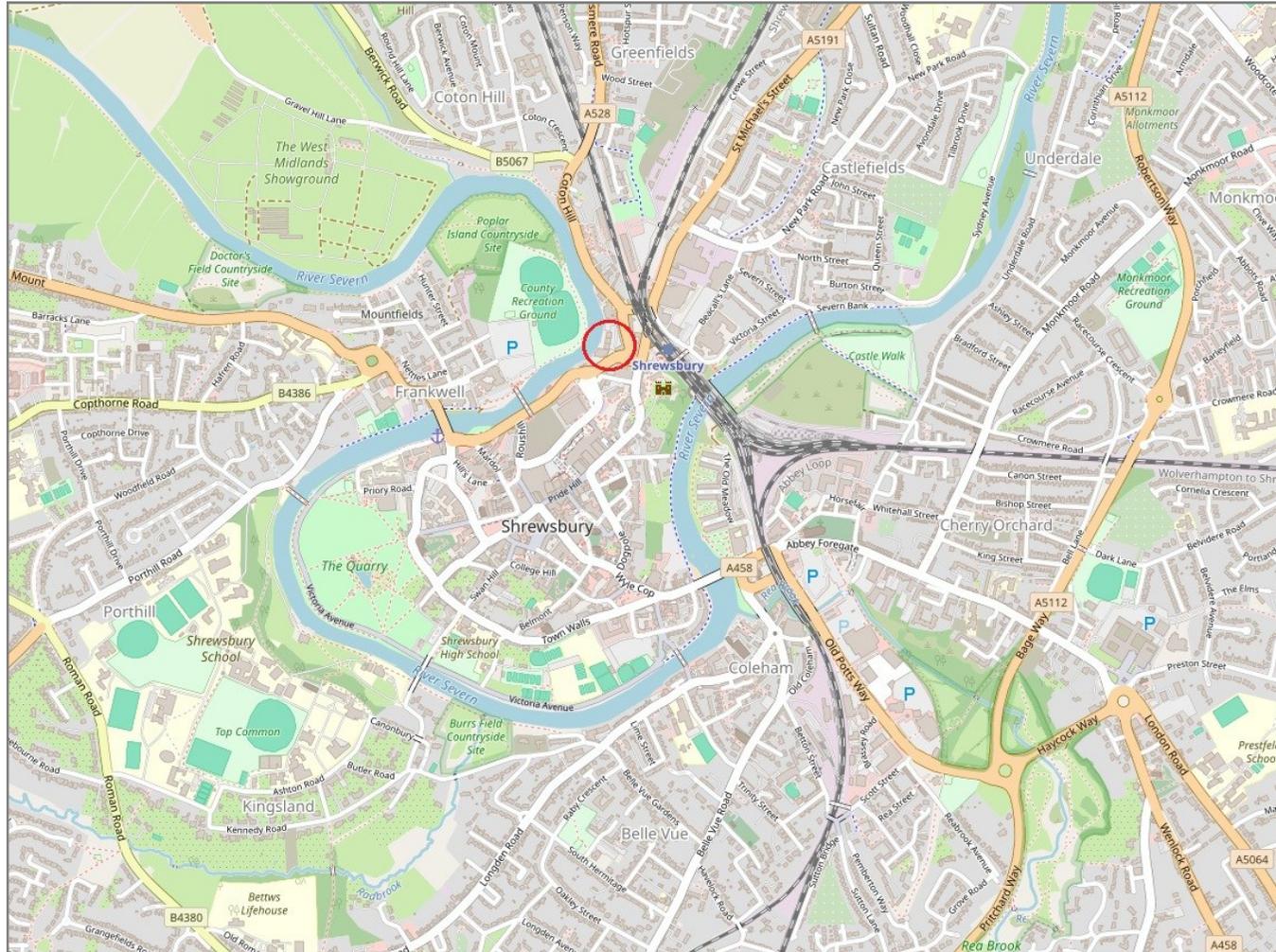
Tenure	Leasehold
Lease Length	199 years from 2004
Service Charge	£581 every six months
Ground Rent	TBC

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