



## Apartment 21, Theatre Royal, 16 Shoplatch, Shrewsbury, SY1 1HR

2 bedroom apartment — £495,000 Leasehold

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Coopergreenpooks.co.uk

£495,000 Leasehold — 2 bedroom apartment

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**This magnificent penthouse apartment provides fantastic accommodation over 2 floors, along with a private south facing roof terrace and parking space. The property is located on the upper floors (with lift access) of this impressive town centre development and has superb views, whilst also being just a few minutes' walk from the beautiful quarry park.**

## KEY FEATURES

- Stylish and well-proportioned interior with lots of unique features, as well as windows to 3 elevations that provide lots of natural light and wonderful views across the town.
- Entrance vestibule to a spacious mirrored hall with cloakroom and double doors that open to the living space.
- Extensive open plan living and dining area which has a vaulted ceiling and spiral staircase leading up to the galleried sitting area.
- Adjoining the dining area there is a large and well fitted kitchen, complete with integrated appliances.
- Off the entrance hall there are 2 good sized double bedrooms, both of which have either an en-suite shower or bathroom.
- First floor galleried sitting area with large light lantern and bi-folding doors opening onto a sizeable and very secluded decked roof terrace, from which there are extensive elevated views. This has the potential to be used as a 3rd bedroom. There is also a useful private store.
- Replacement double glazed windows and electric heating.
- Very well-kept communal areas and lift access.
- The property also benefits from a parking space, which is conveniently located next to the building and just a few meters from the main entrance. In addition to which there is also a secure communal bike store in the basement.
- Situated within the heart of the town centre, yet with complete privacy.
- Just a few minutes' walk from the railway station, all the main shopping areas, along with the town's impressive choice of bars and restaurants.
- No onward chain.

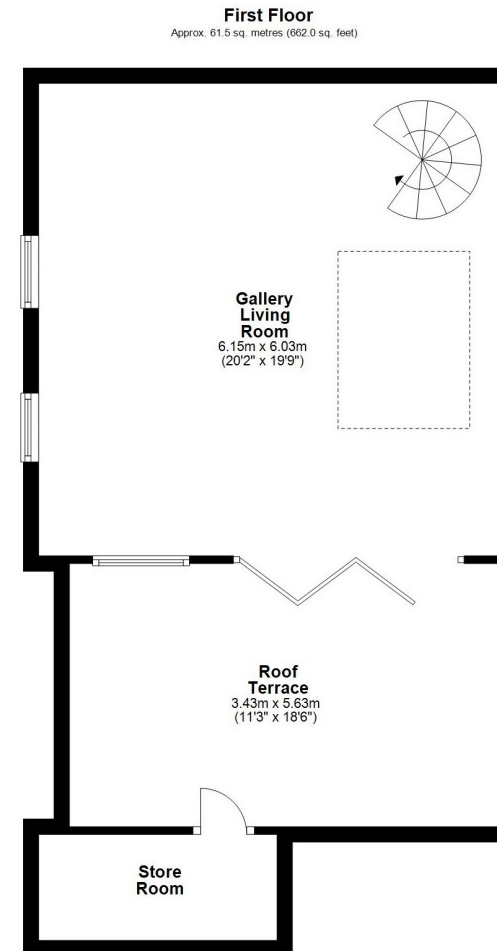
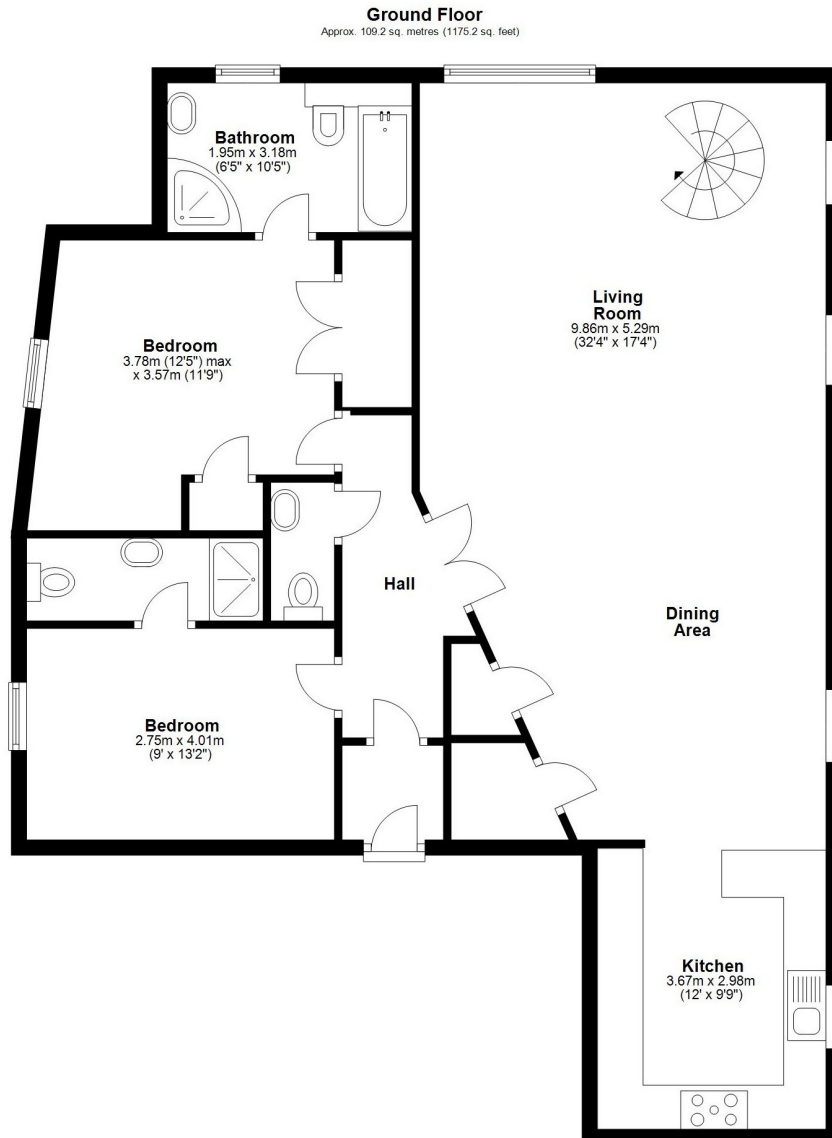


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Total area: approx. 170.7 sq. metres (1837.2 sq. feet)











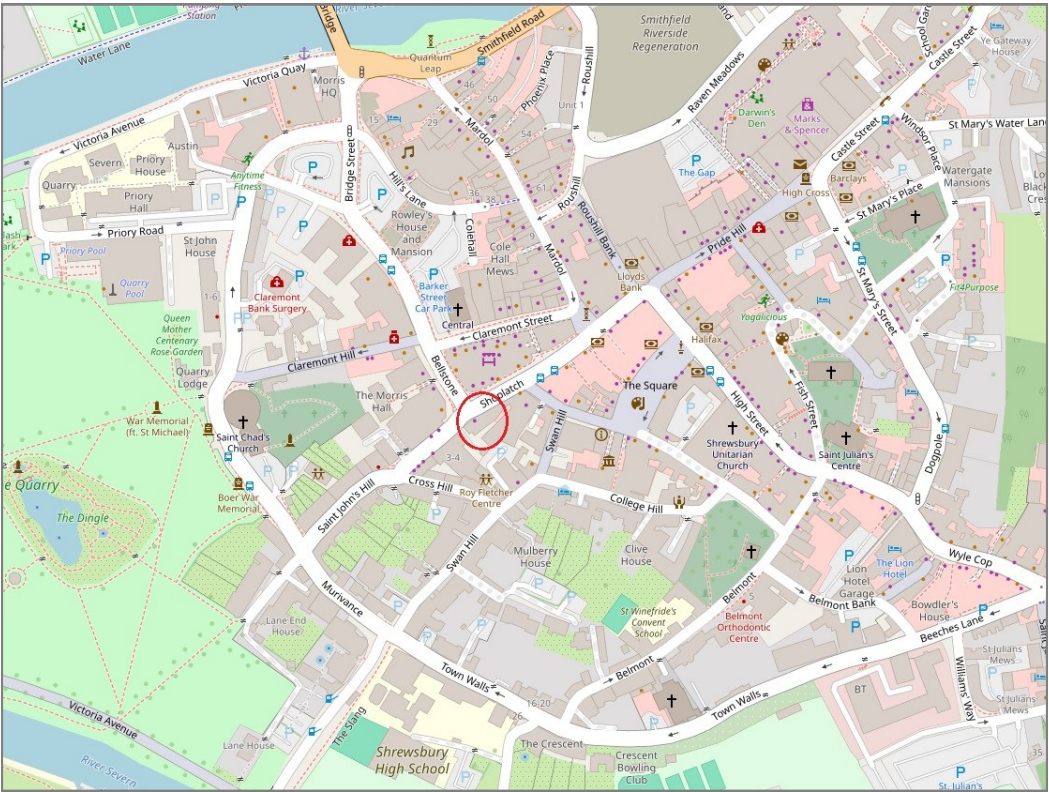




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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | Leasehold   |
| Local Authority | Shropshire Council  |
| Council Tax     | Band E  |
| EPC Band        | Band D  |
| Services        | Mains water, electricity and drainage are connected<br>Electric heating |

|                |                     |
|----------------|---------------------|
| Tenure         | Leasehold           |
| Lease Length   | 199 years from 2008 |
| Service Charge | £4,222.20           |
| Ground rent    | £100 per annum      |

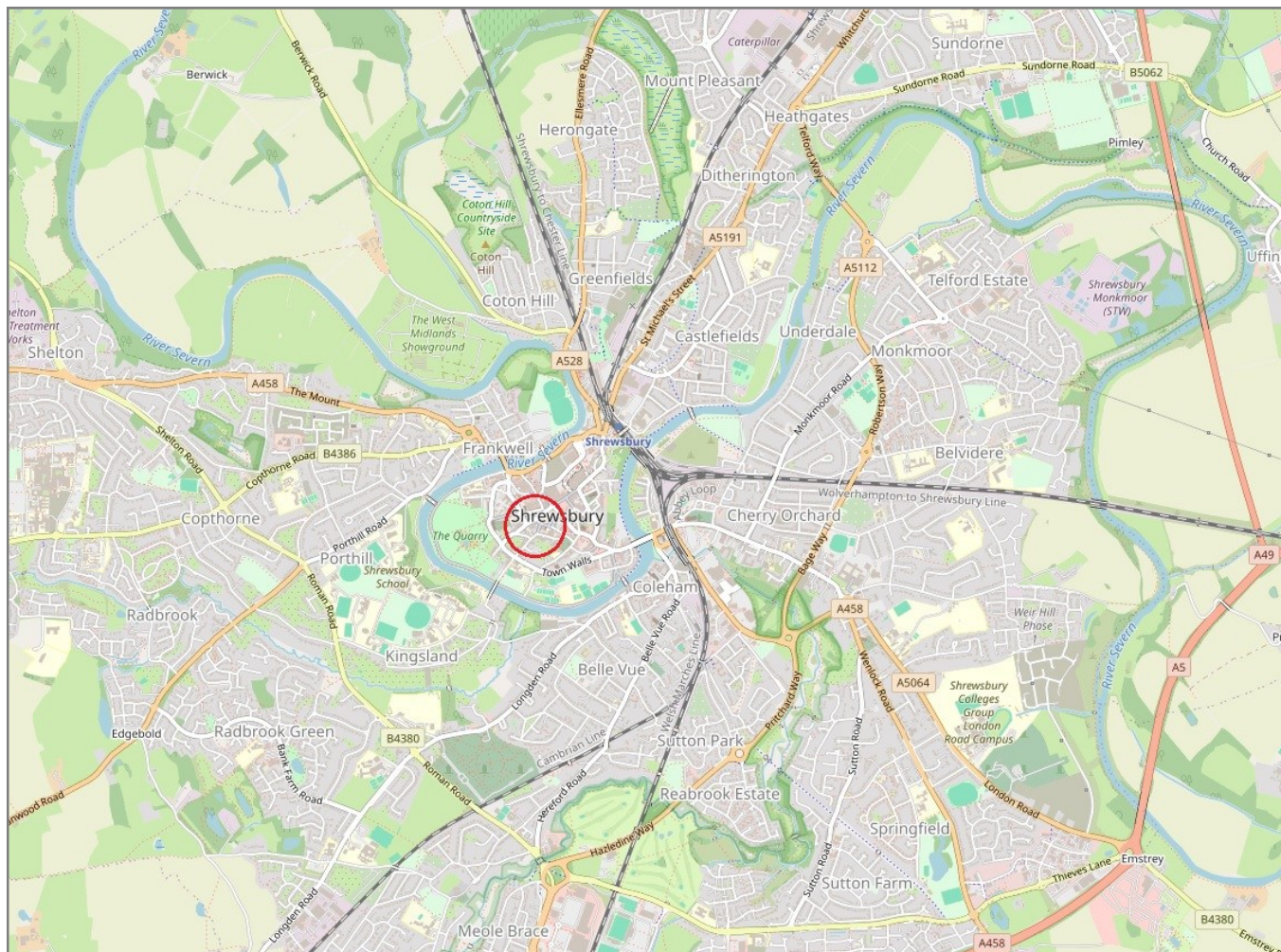


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