



**32 Thomas Court, Carline Fields, Shrewsbury, SY3 7EX**

2 bedroom ground floor apartment — £155,000 Leasehold

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Coopergreenpooks.co.uk

£155,000 Leasehold—2 bedroom ground floor apartment

Coopergreenpooks.co.uk/property/29934

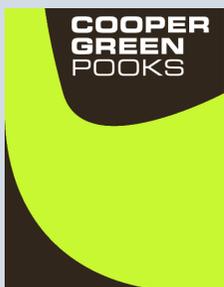
Occupying a lovely position on the fringe of the town centre, this purpose built ground floor apartment offers spacious and thoughtfully designed accommodation, benefitting from immaculately kept communal gardens with fantastic river views. The property is located just a stone's throw from Coleham's excellent amenities, the Quarry Park and main shopping thoroughfares.

## KEY FEATURES

- Entrance hall opening to good sized living/dining room with feature fireplace and views to front
- Well-fitted kitchen complete with integrated appliances
- Two bedrooms with built in wardrobes
- Well-appointed shower room with vanity unit and walk in cubicle
- Double glazed windows and electric heating
- The property has recently been redecorated throughout
- Resident parking area
- Beautifully landscaped communal gardens including a section of lawn with seating area which overlooks the River Severn and English Bridge
- On site house manager offering peace of mind and security for older/more vulnerable residents
- Minimum age requirement is currently set at 40 years
- No upward chain

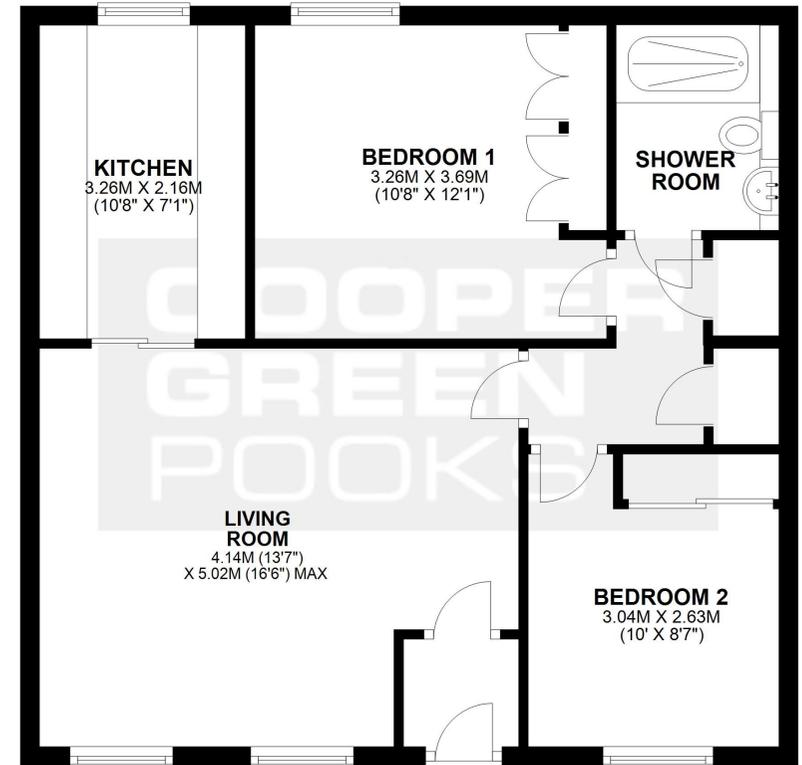
Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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sales@cgpooks.co.uk



## GROUND FLOOR

APPROX. 58.1 SQ. METRES (625.7 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.







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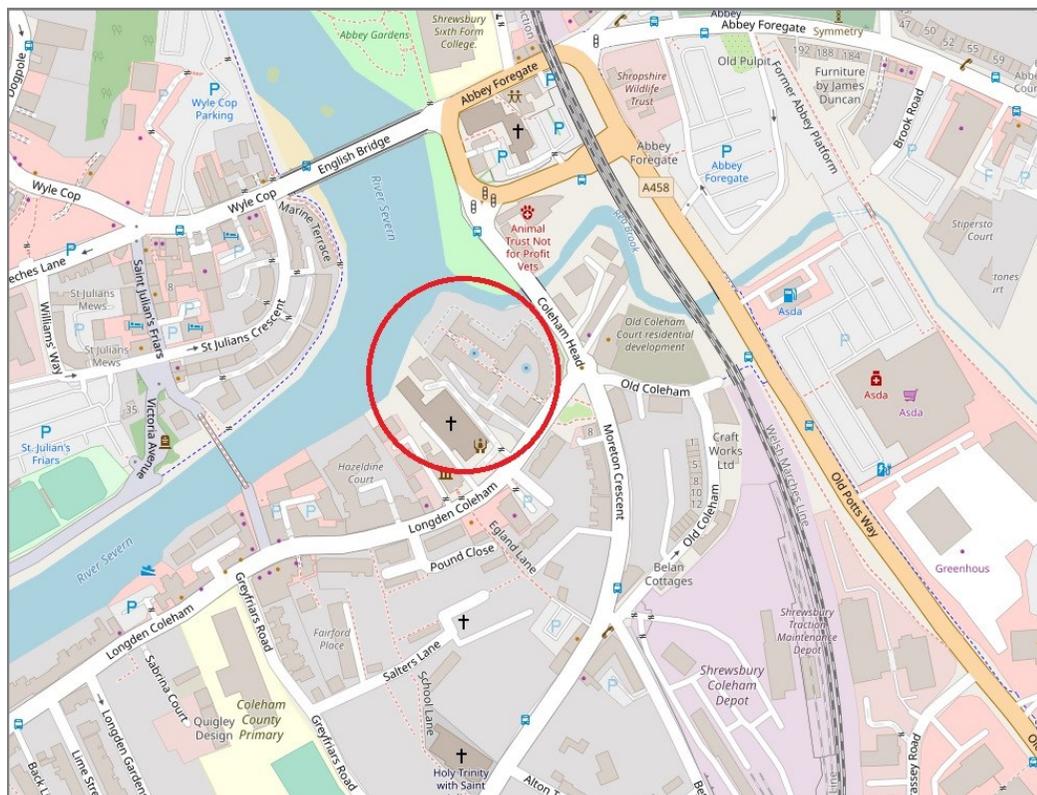
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Tenure	<b>Leasehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage are connected</b>
Lease	<b>99 years from 1986</b>
Service charge	<b>£2452.70 pa</b>
Ground Rent	<b>£110 pa</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



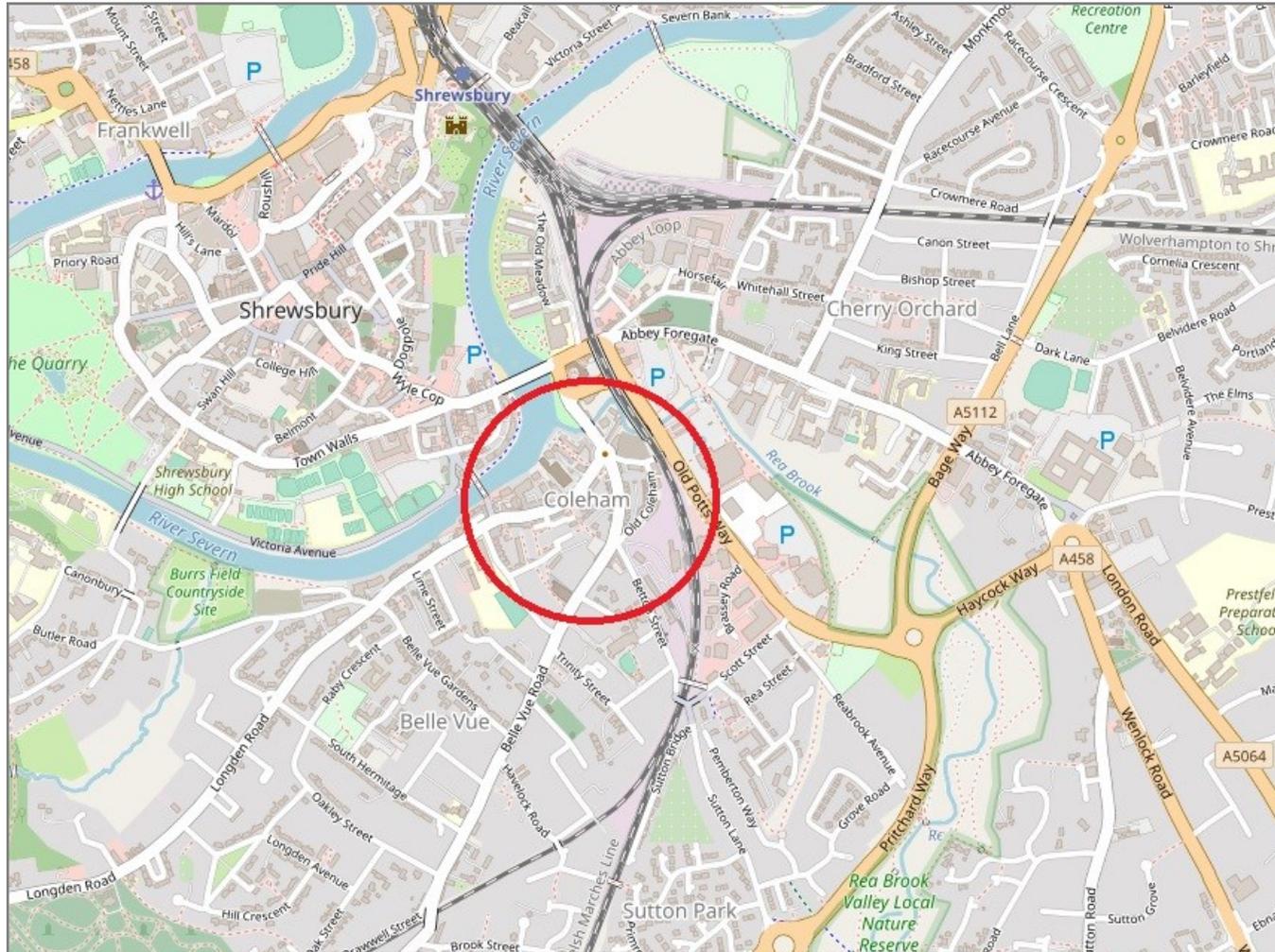
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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