



**74a Frankwell, Shrewsbury, SY3 8JR**

3 bedroom duplex apartment—£230,000 Leasehold

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sales@cgpooks.co.uk

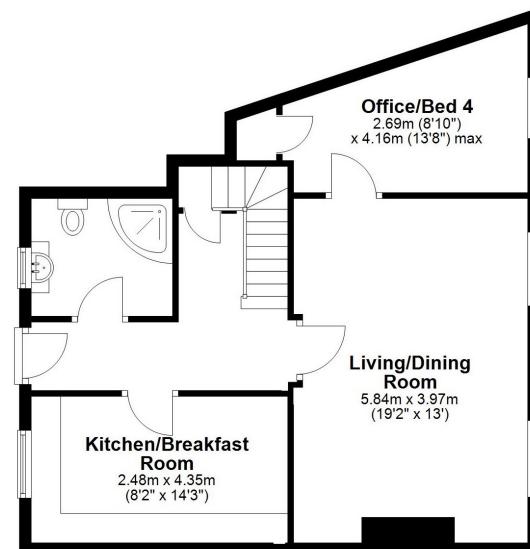
This fantastic duplex property offers extremely spacious and stylishly modernised accommodation in an incredibly convenient location, just a stones throw from the many varied and independent amenities of Frankwell and a short walk from the town centre

## KEY FEATURES

- Good sized entrance hall with feature glass and metal balustrade to the first-floor galleried landing
- Open plan living/dining room with 2 windows and a door to the adjoining home office that could also be used as a 4th bedroom
- Re-fitted kitchen/breakfast room with gloss tiled flooring and a range of units with integrated appliances
- On the second floor there are 3 double bedrooms (2 with good built-in storage and one with a walk-in wardrobe). In addition to which there is also a bathroom on the second floor and a shower room on the first floor
- Double glazed windows and gas fired central heating with an upgraded boiler
- Covered gated access to a paved courtyard which is shared with the 4 other neighbouring properties, each of which have their own brick built secure stores. From the courtyard steps lead up to the first-floor entrance area which is enclosed by wrought iron railings and has shared access with just 1 other property
- Really good location with elevated views towards the town centre, as well as being next to the superb amenities of Frankwell, including the very highly regarded Yak and Yeti Nepalese restaurant, local convenience store and the Theatre Severn
- No onward chain

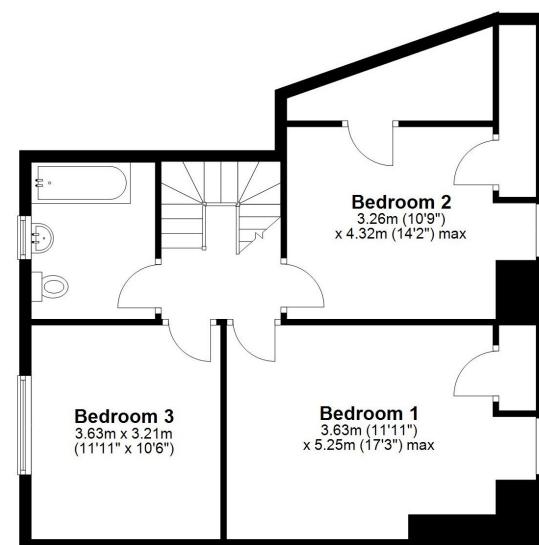
## Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



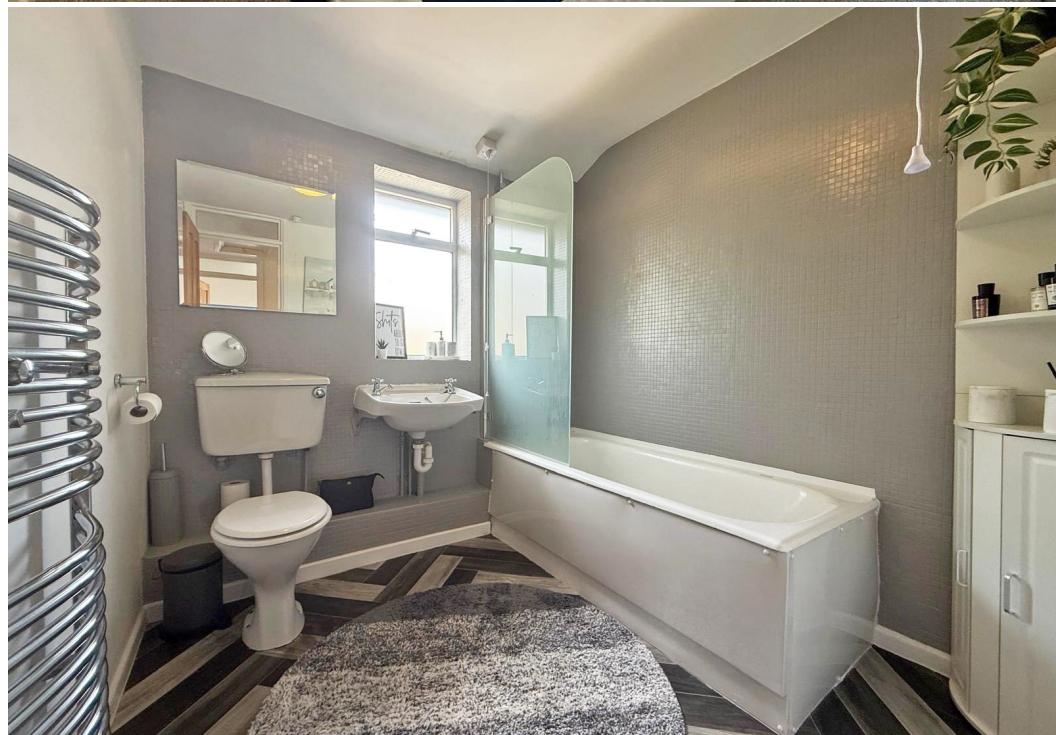
## First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 121.0 sq. metres (1302.6 sq. feet)





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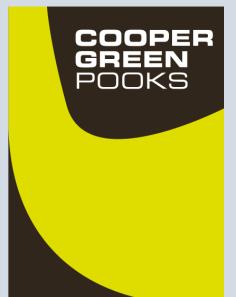
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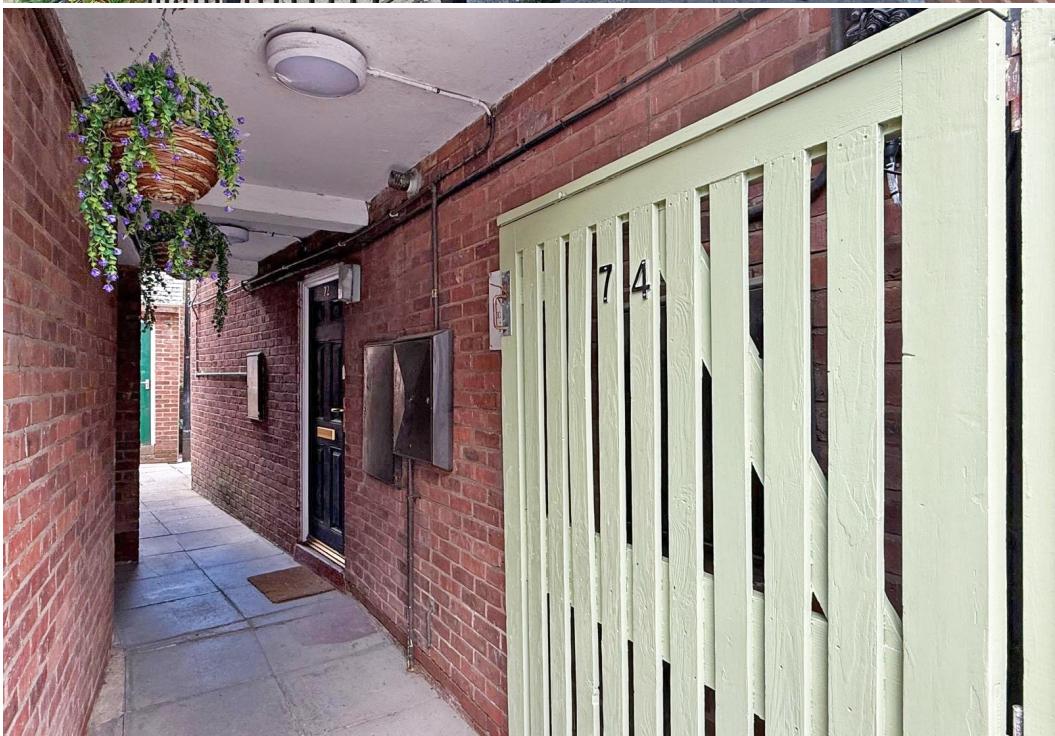
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**BOUNDARIES NOT CONFIRMED**



Local Authority

**Shropshire Council**

Council Tax

**Band A**

EPC Band

**Band C**

Services

**All mains services are connected**

Tenure

Lease Length

Service Charge

Ground Rent

**Leasehold**

**125 years from 1993 (93 years remaining)**

**£179.33 PA (for 2025/26)**

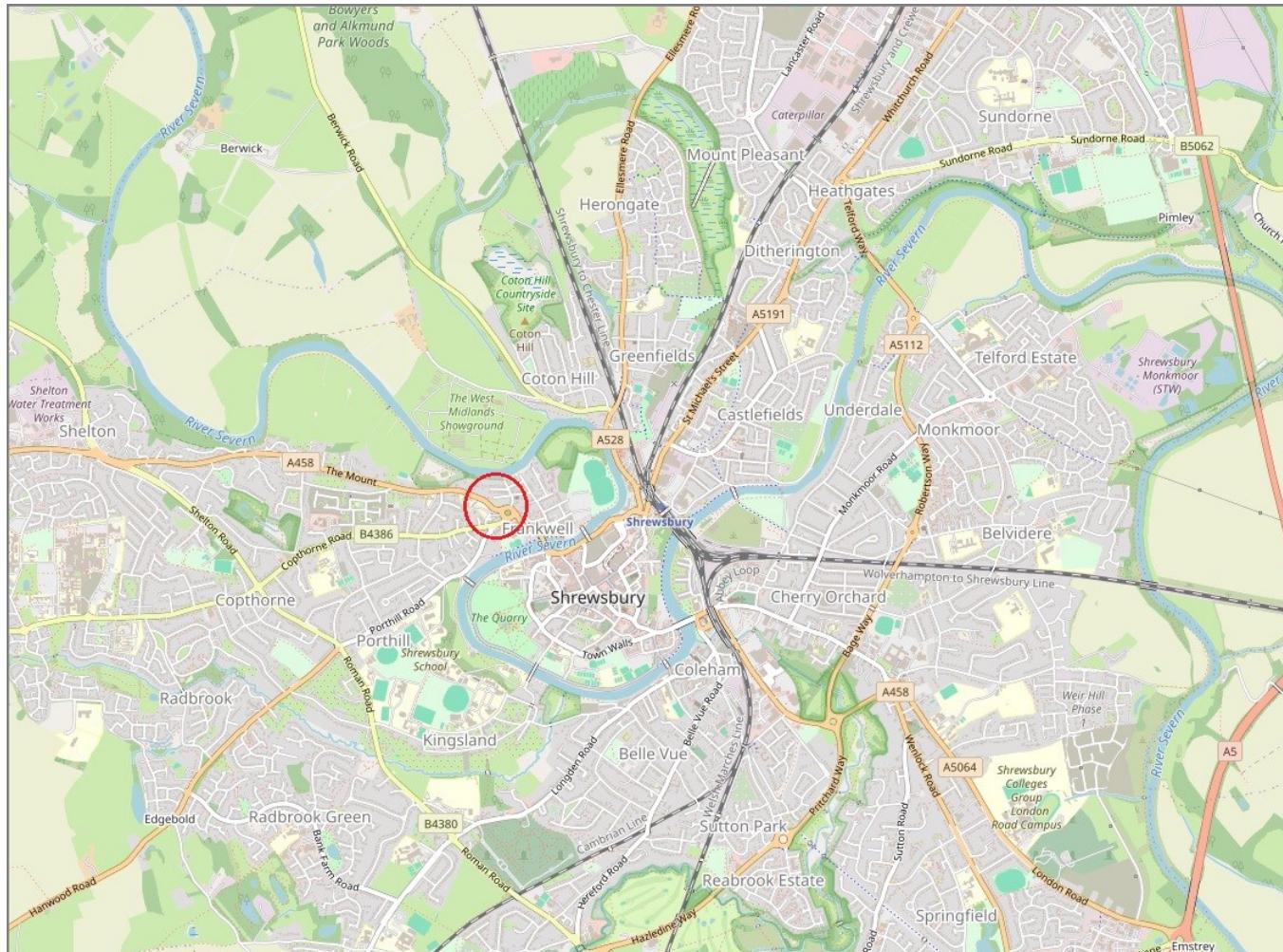
**£10 PA**

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