



**4 Newent Close, Castlefields, Shrewsbury SY1 2UJ**

2 bedroom first floor apartment — £117,000 Leasehold

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Coopergreenpooks.co.uk

£117,000 Leasehold — 2 bedroom first floor apartment

sales@cgpooks.co.uk

This neatly presented first floor apartment offers very light and well-proportioned accommodation, situated within walking distance of the town centre, while benefitting from a private garden and parking.

### KEY FEATURES

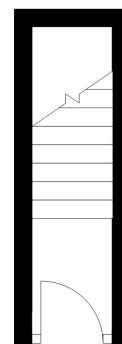
- Private entrance hall and staircase to the first-floor landing, which has useful storage
- South facing open plan living/dining room
- Separate kitchen and pantry/store with plumbing connection for a washing machine
- Two generous bedrooms (one double and a large single) and a family bathroom with shower
- uPVC double glazed windows and electric heating
- Private garden, gravelled for easy maintenance, with gated access to the front
- Allocated parking space to the rear of the property
- A fantastic location within a quiet residential area, close to lovely river walks, various amenities, the train station and town centre
- This property is restricted to over 55's only
- Sold with no upward chain

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

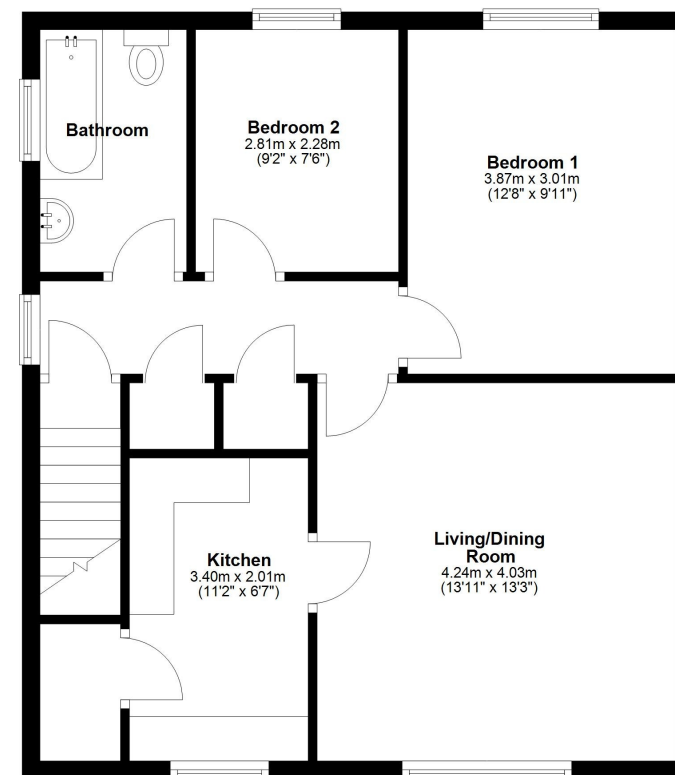
www.cgpooks.co.uk  
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**Ground Floor**  
Approx. 3.0 sq. metres (32.8 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (630.7 sq. feet)



Total area: approx. 61.6 sq. metres (663.6 sq. feet)







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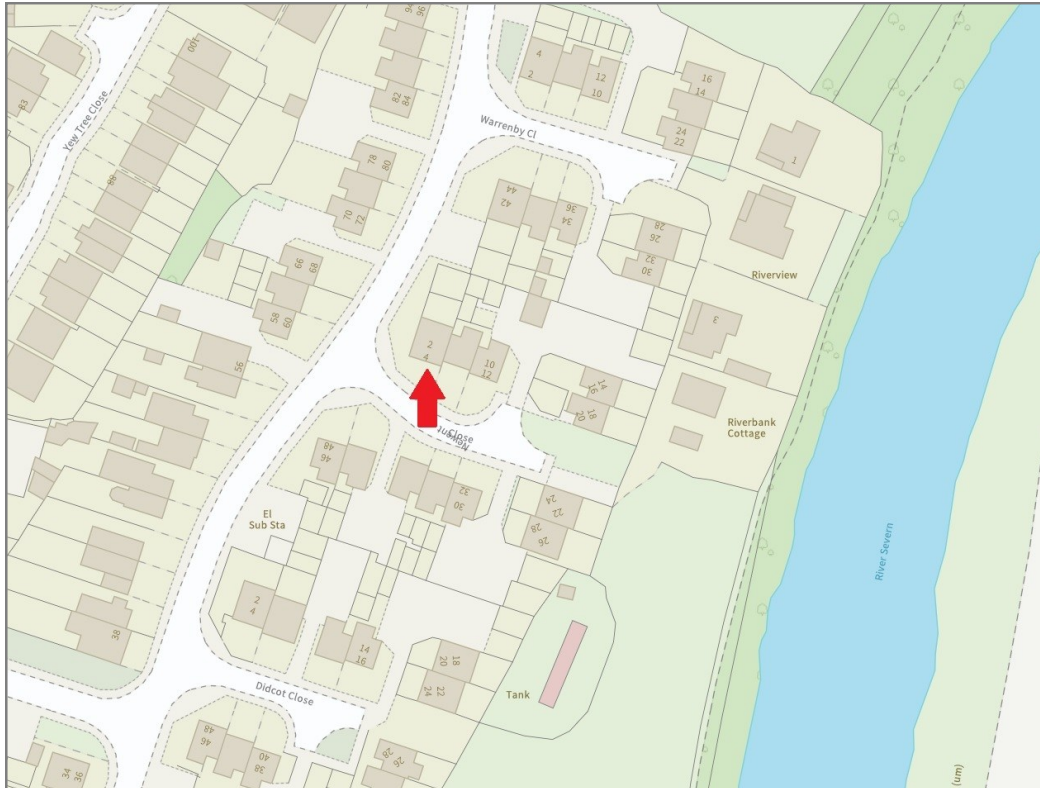
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Leasehold	<b>125 years from 1993</b>
Service Charge	<b>£107.80 PA</b>
Ground Rent	<b>£10 PA</b>

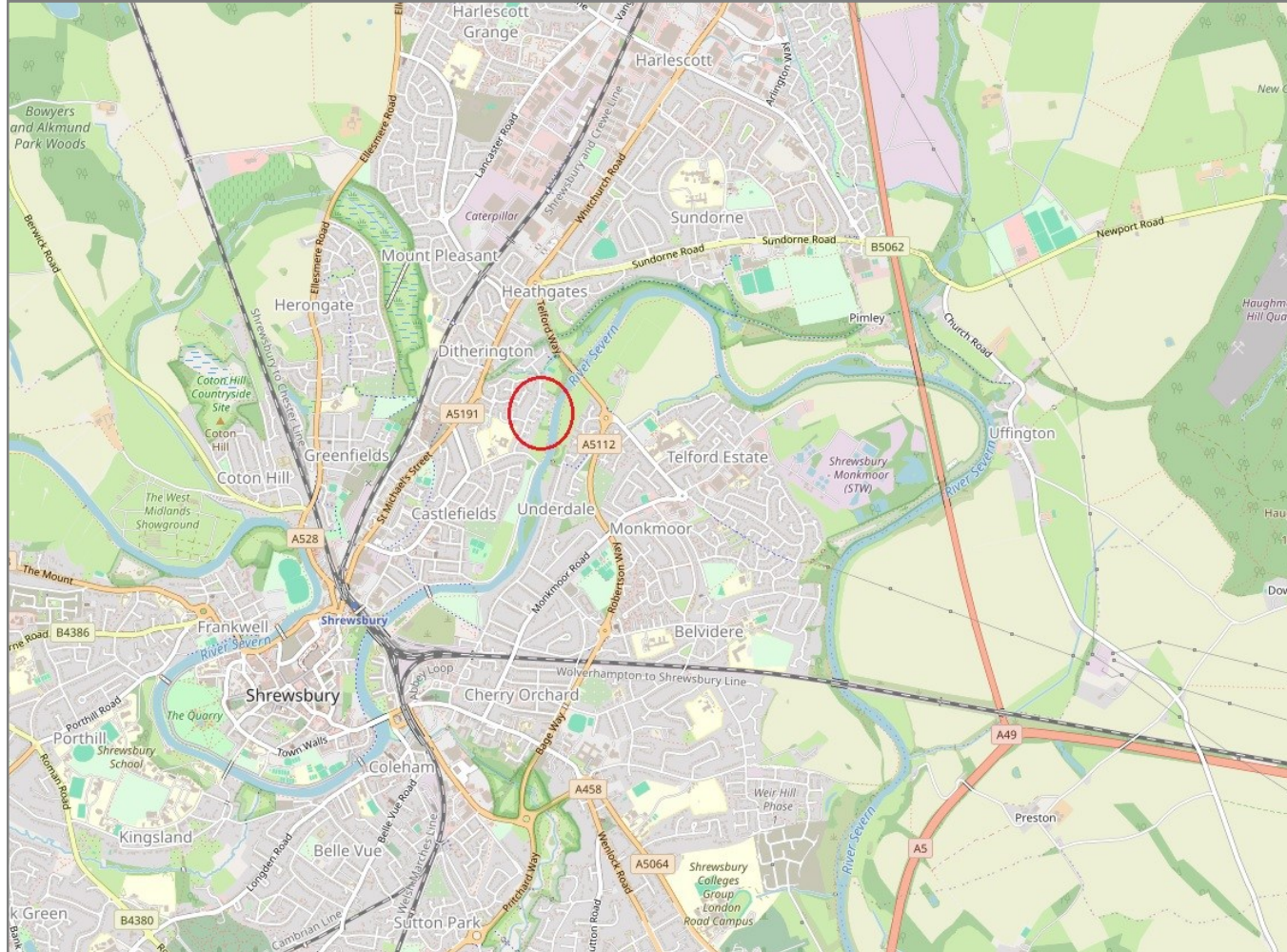
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band D</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is electric</b>

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