



**4 Berkeley Fields, The Mount, Shrewsbury, SY3 8EJ**

2 bedroom apartment — £82,500 (30% shared ownership) Leasehold

## 4 Berkeley Fields, The Mount, Shrewsbury, SY3 8EJ

Coopergreenpooks.co.uk

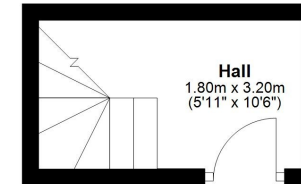
£82,500 (30% shared ownership) Leasehold — 2 bedroom apartment  
sales@cgpooks.co.uk

Located within a very popular area of the town, this thoughtfully designed and well-proportioned first floor apartment offers beautifully presented accommodation, with lovely views to the rear over open fields and towards the river, as well as a private garden and parking for two cars. The property is being sold on a shared ownership basis at 30% of full market value.

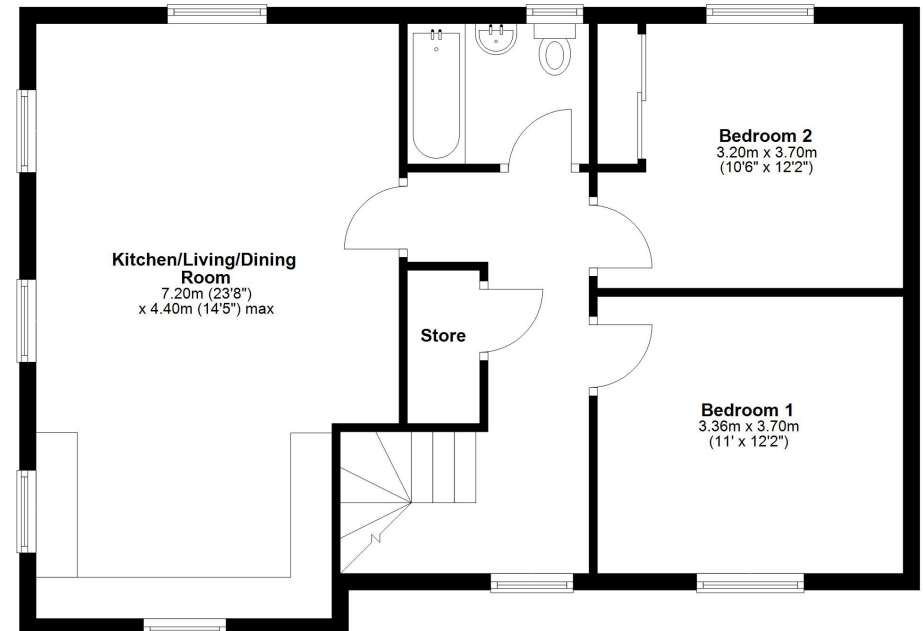
### KEY FEATURES

- Private front door and entrance hall with a turning staircase to the light and spacious study landing
- Impressive open plan kitchen/dining/living room, with windows to three elevations allowing plenty of natural light and views to the rear
- Well-fitted kitchen with a range of units and space for appliances
- Two generous double bedrooms, one having built-in wardrobes, and a family bathroom with shower
- There is also a very useful store, accessed via the landing
- Private gardens to the front, which have been landscaped to create multiple seating areas, sections of lawn, planted borders and paved pathways
- Allocated parking for two cars, located to the side of the building, and external bin and bike storage
- A fantastic location at the top of The Mount, just a short distance from the town centre, whilst being a stone's throw from country and riverside walks via a footpath for residents use only
- The property was built by reputable local builders, Shropshire Homes, and is sold on a shared ownership basis at 30% of full market value, and buyers must be able to meet the Shared Ownership Eligibility Criteria. The rent payable is £542.66 pcm which includes all ground rent and services charges - please contact the office for further information

**Ground Floor**  
Approx. 5.7 sq. metres (61.9 sq. feet)



**First Floor**  
Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)









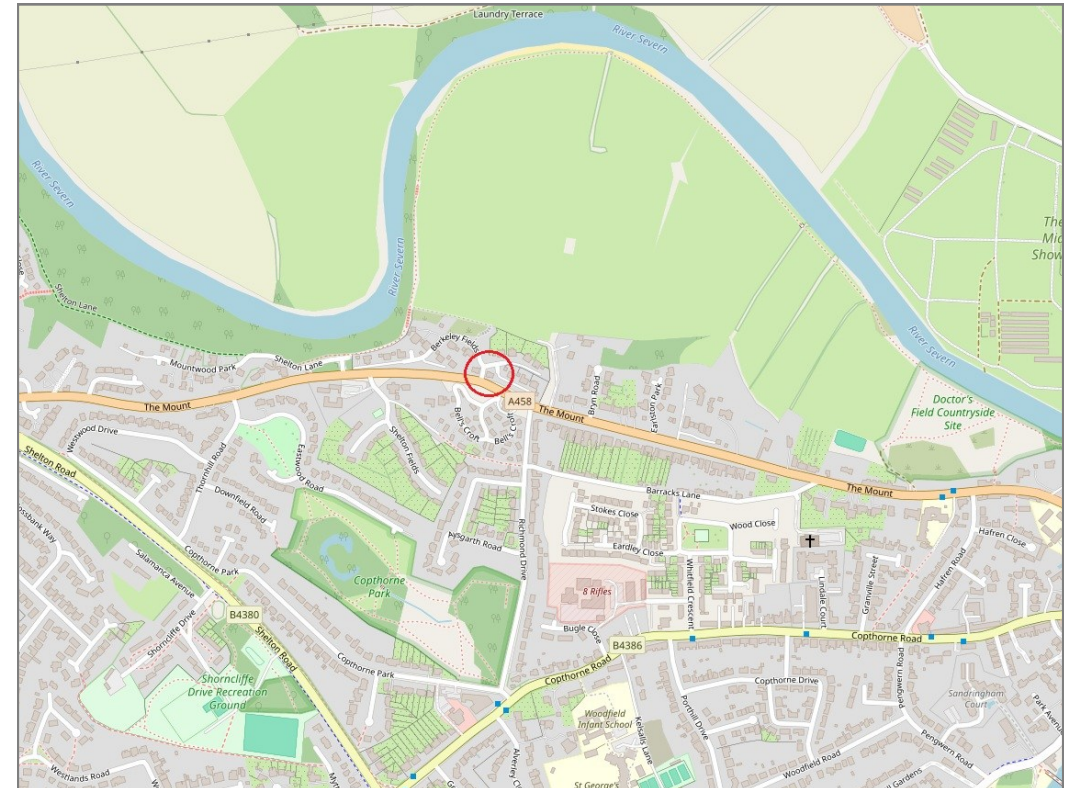
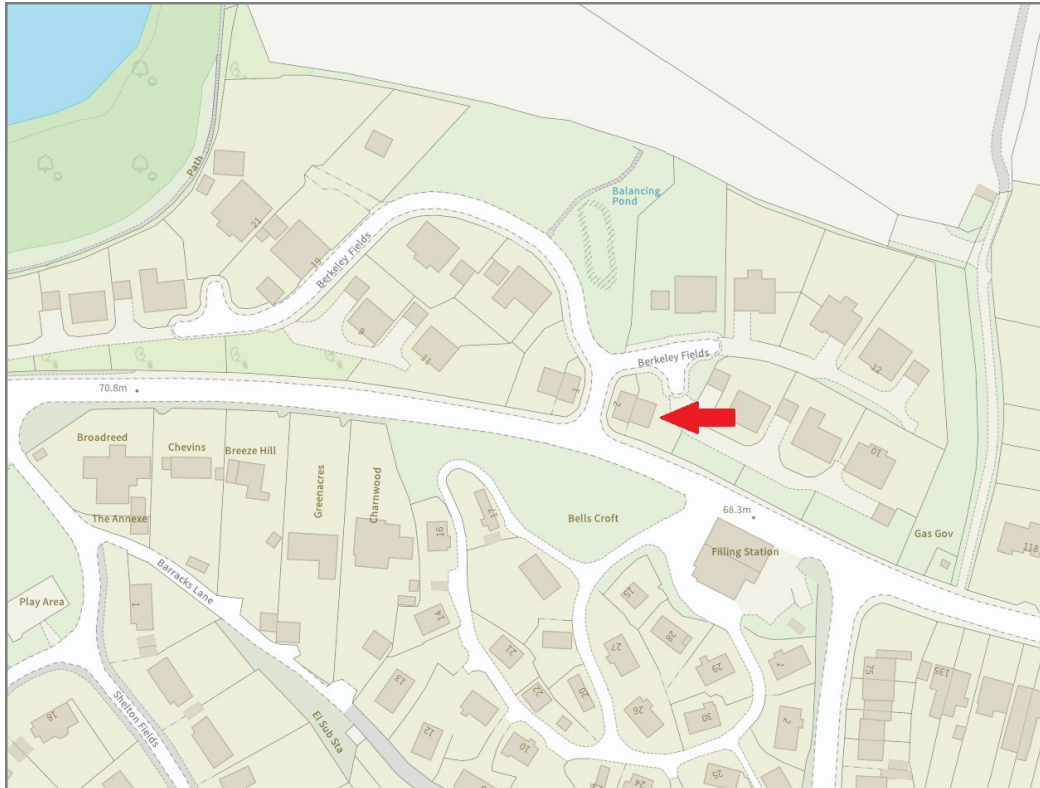
## 4 Berkeley Fields, The Mount, Shrewsbury, SY3 8EJ

£82,500 (30% shared ownership) Leasehold — 2 bedroom apartment  
sales@cgpooks.co.uk

rightmove 

onTheMarket.com 

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Rent	<b>£542.66 pcm—including ground rent and service charge</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



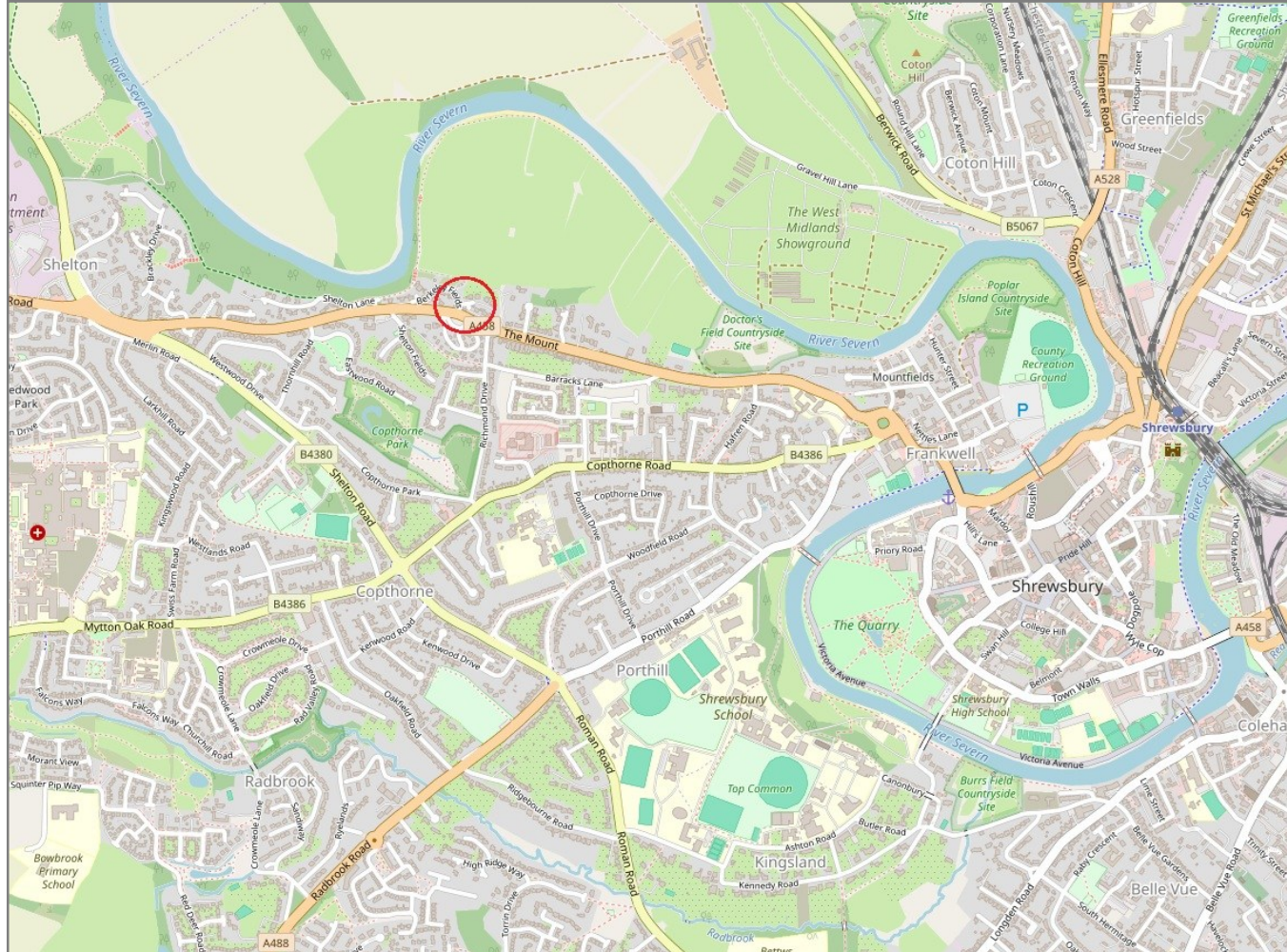
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 4 Berkeley Fields, The Mount, Shrewsbury, SY3 8EJ

Coopergreenpooks.co.uk

£82,500 (30% shared ownership) Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.