



**6 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW**

2 bedroom first floor apartment—£169,000 Leasehold (with a share of the Freehold)



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Coopergreenpooks.co.uk

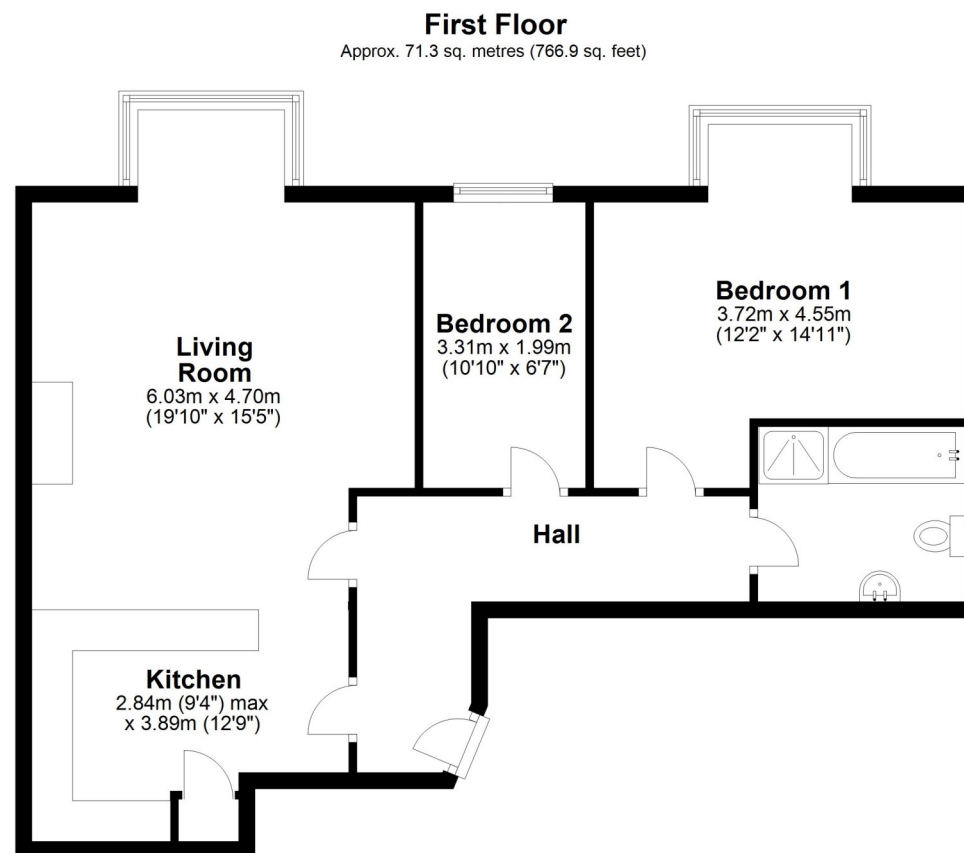
£169,000 Leasehold (with a share of the freehold) — 2 bedroom first floor apartment

sales@cgpooks.co.uk

**This well-proportioned 2 bedroom first floor apartment is situated within a stunning former mansion house and school, surrounded by beautiful communal gardens with fantastic views over open countryside, while being quietly located on the fringe of a popular village, just a ten minute drive from Shrewsbury.**

### KEY FEATURES

- Neatly presented communal entrance with impressive turning staircase to the first floor
- Good-sized private inner entrance hall with telephone intercom system
- Large open plan living/dining area with a feature fireplace and stone mullion bay window offering views over the communal gardens and countryside
- Fitted kitchen with a range of units, plenty of storage, and space for appliances
- Two bedrooms (one large double and a single) and a family bathroom with separate shower. Bedroom one also has a feature bay window and built-in wardrobe
- Plenty of parking for residents and guests
- The stunning communal gardens total approx. 4 acres, which adjoin open countryside and are owned by the residents, comprising areas of lawn, woodland, orchard, and a variety of seating areas, as well as a secluded pool
- A lovely quiet location, while being a short distance from the village of Harmer Hill, and just a 10 minute drive from Shrewsbury
- The property is sold with no upward chain, a share of the freehold and a long lease



Total area: approx. 71.3 sq. metres (766.9 sq. feet)





















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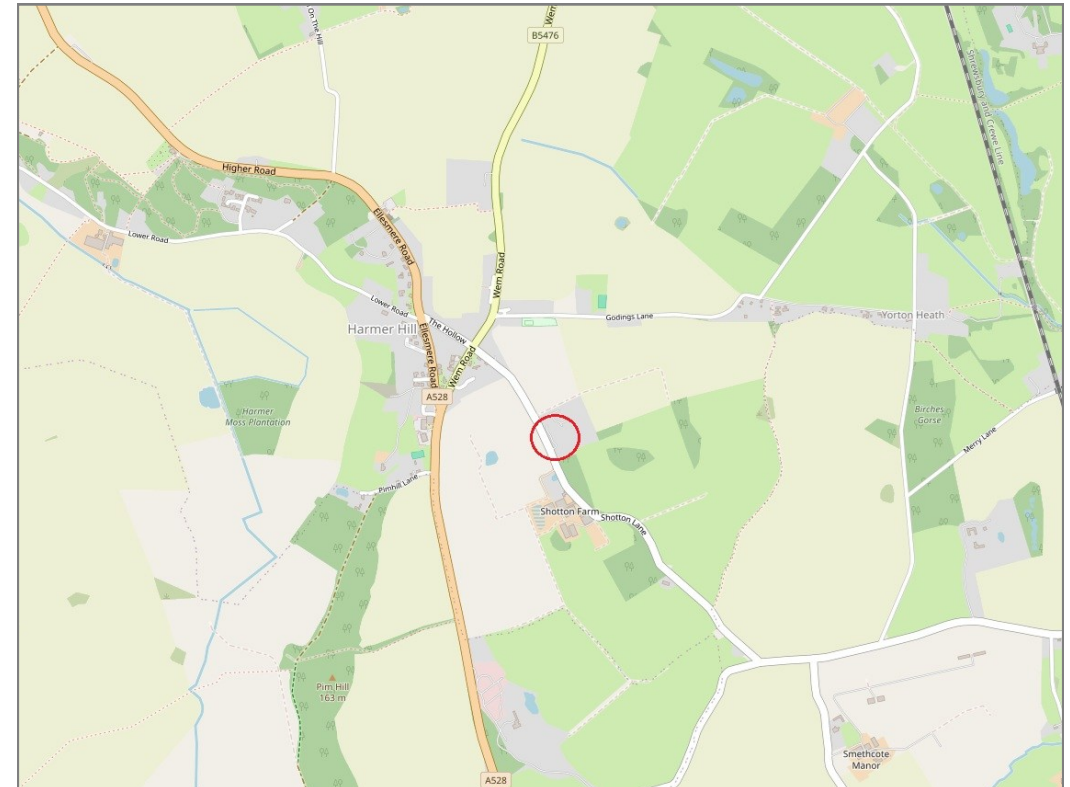
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**BOUNDARIES NOT CONFIRMED**



Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band C**  
**Band C**  
**Mains water, electricity and drainage are connected**  
**Heating is electric**

Tenure  
Lease  
Service Charge  
Ground Rent

**Leasehold**  
**999 years from 2002**  
**£2835.16 per annum**  
**None**

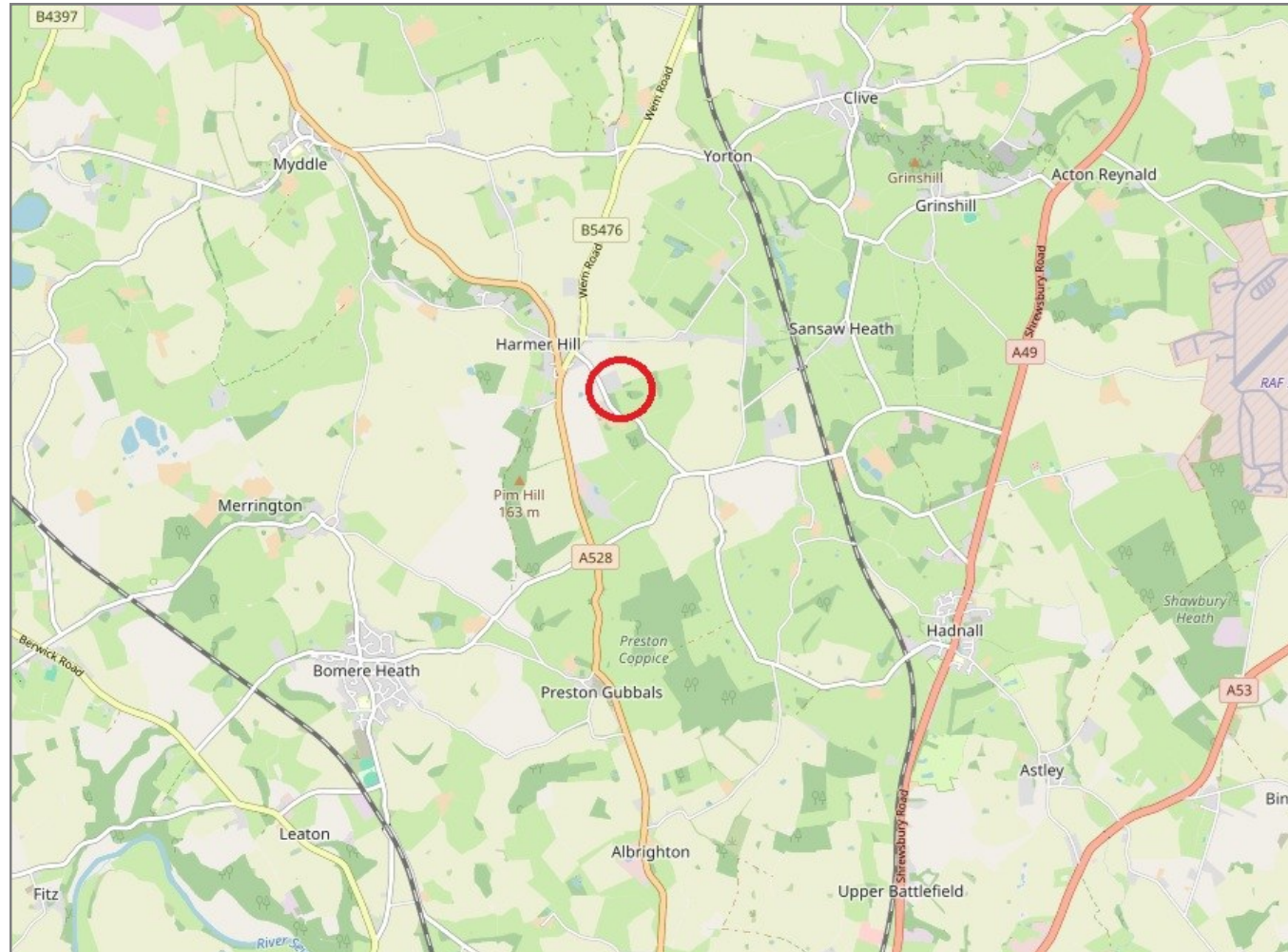


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