



**96 The Old Meadow, Abbey Foregate, Shrewsbury, SY2 6GA**

2 bedroom apartment — £190,000 Leasehold

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Coopergreenpooks.co.uk

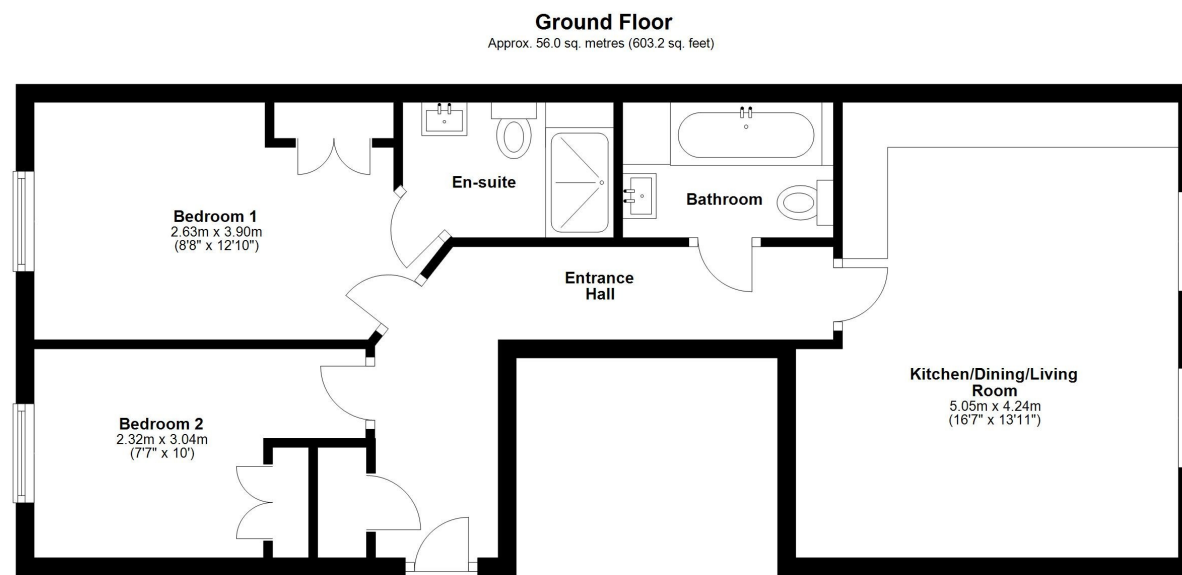
£190,000 Leasehold— 2 bedroom apartment

sales@cgpooks.co.uk

Occupying a ground floor position within a secure gated development, this thoughtfully designed apartment offers well-proportioned and neatly presented accommodation, benefitting from private allocated parking. The property is located just a short walk from the town centre, as well as having beautifully landscaped communal gardens and fantastic riverside walks.

## KEY FEATURES

- Good-sized entrance hall with useful storage cupboard
- Lovely open plan reception space with two windows to front
- Fitted kitchen, complete with integrated appliances and gloss fronted units
- Master bedroom with built-in wardrobe and en-suite shower room
- Further double bedroom, also having built-in wardrobes, and a separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Beautifully landscaped communal gardens and riverside footpaths for residents use
- Private and conveniently located allocated parking
- A short walk from a range of bars, restaurants, main shopping areas, and heart of the town centre
- Sold with no upward chain



Total area: approx. 56.0 sq. metres (603.2 sq. feet)





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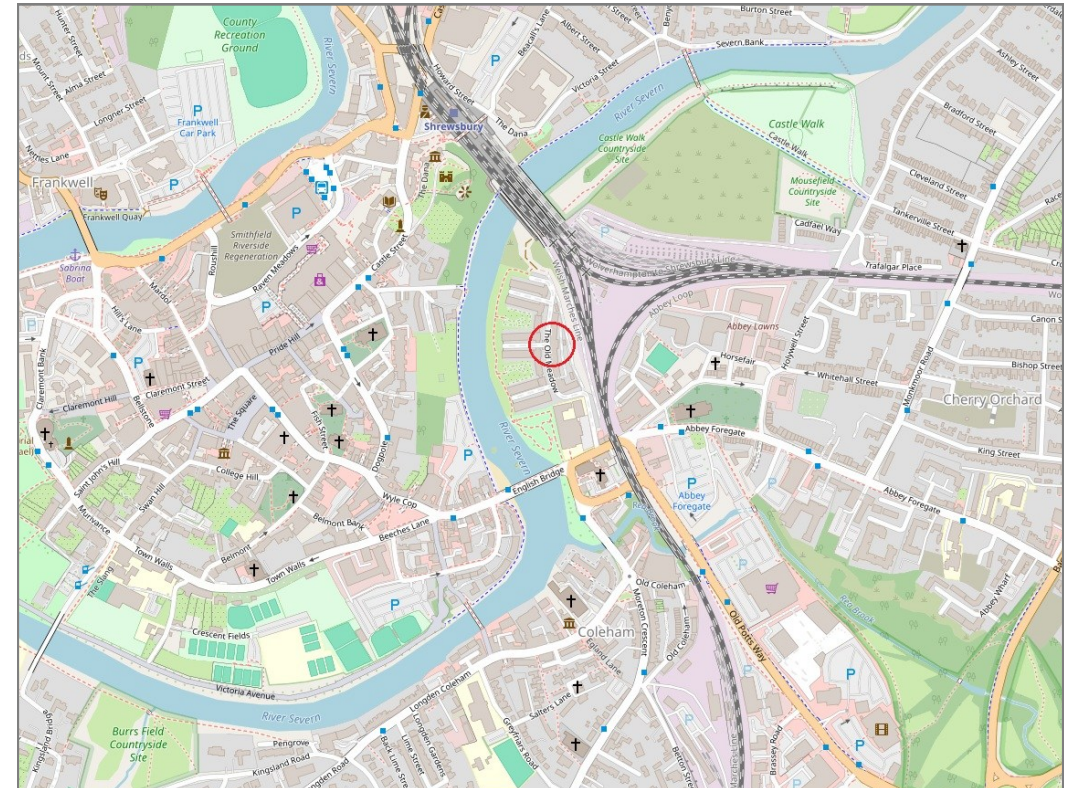
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**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

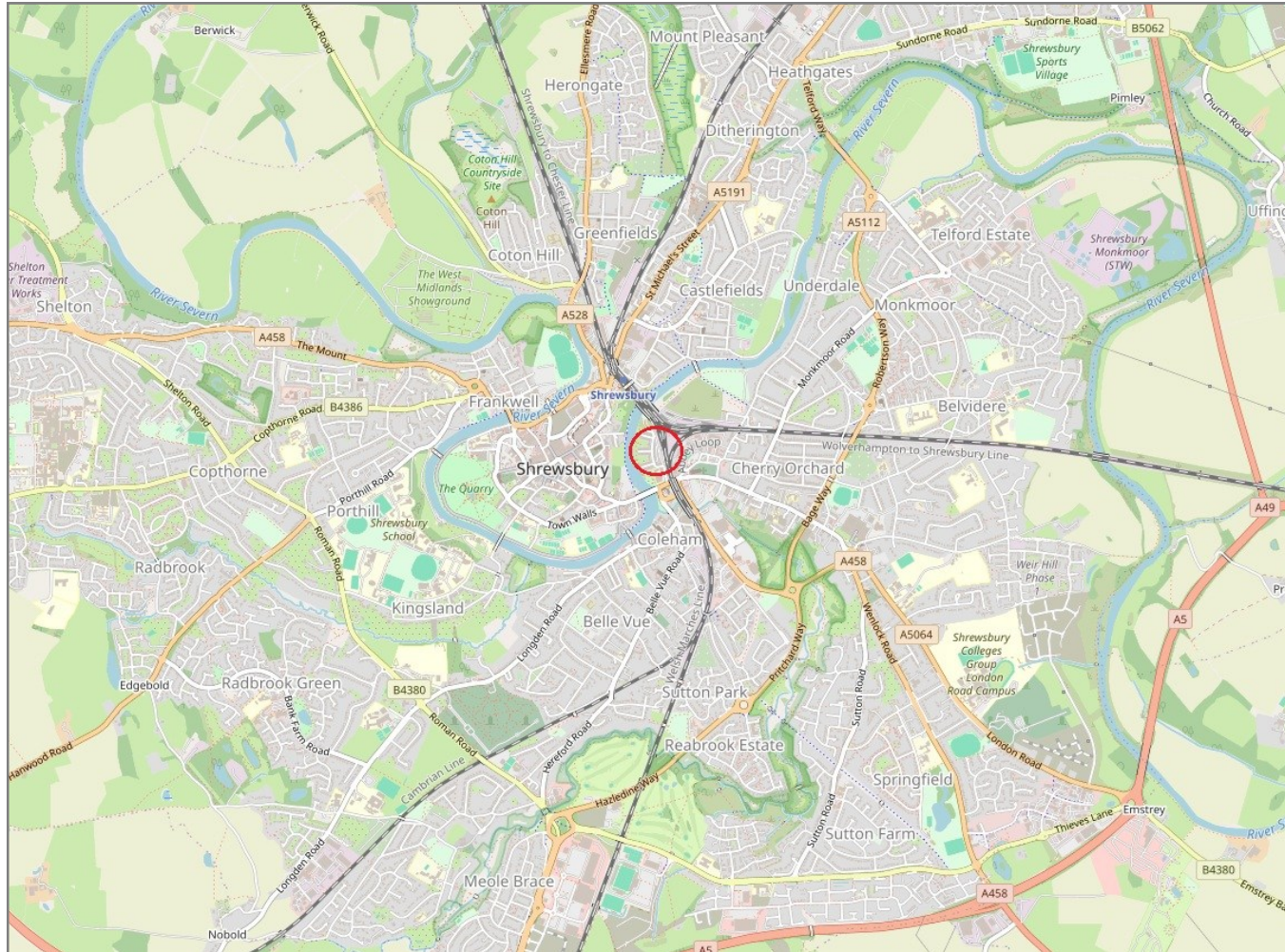
Tenure	<b>Leasehold</b>
Lease Length	<b>155 years from 2012</b>
Service Charge	<b>£2,200 per annum</b>
Ground Rent	<b>£300 per annum</b>

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