



6 Sandringham Court, Porthill, Shrewsbury, SY3 8LL

2 bedroom apartment — £330,000 Leasehold

6 Sandringham Court, Porthill, Shrewsbury, SY3 8LL

Coopergreenpooks.co.uk

£330,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

This superb ground floor apartment offers stylish and spacious accommodation which has recently been significantly improved. The property is well situated in the highly sought-after Sandringham Court development, which is set within beautifully landscaped communal grounds and just a few minutes' walk from the Quarry park and town centre.

KEY FEATURES

- Incredibly well presented interior with a dual aspect, as well as views across the communal grounds.
- Easily accessible on the ground floor with its own private entrance vestibule, from which there is a secondary part glazed door opening onto a secluded garden area
- Entrance hall with glazed screens providing lots of natural light, as well as doors to the living area, an impressive re fitted shower room and two double bedrooms with built in wardrobes.
- The sizable living room has a feature fireplace, ample space for a dining table, two windows to front and a door connecting to the kitchen.
- The kitchen has recently been re fitted to a high standard, providing lots of cupboard space with integrated appliances and tiled heated flooring.
- Double glazed windows and recently upgraded electric heating.
- Residents and guest's car parking and stunning communal gardens which are beautifully landscaped with seating areas and ornamental ponds. It is also worth noting the development has a full-time on-site caretaker who makes sure everything is maintained and presented to its very best.
- Private pathway to the Porthill footbridge which leads directly into the stunning Quarry park, from which you can access wonderful river walks and the town centre.
- 199-year lease from 1990 and currently with an annual service charge of £3,132.96.
- No onward chain.

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

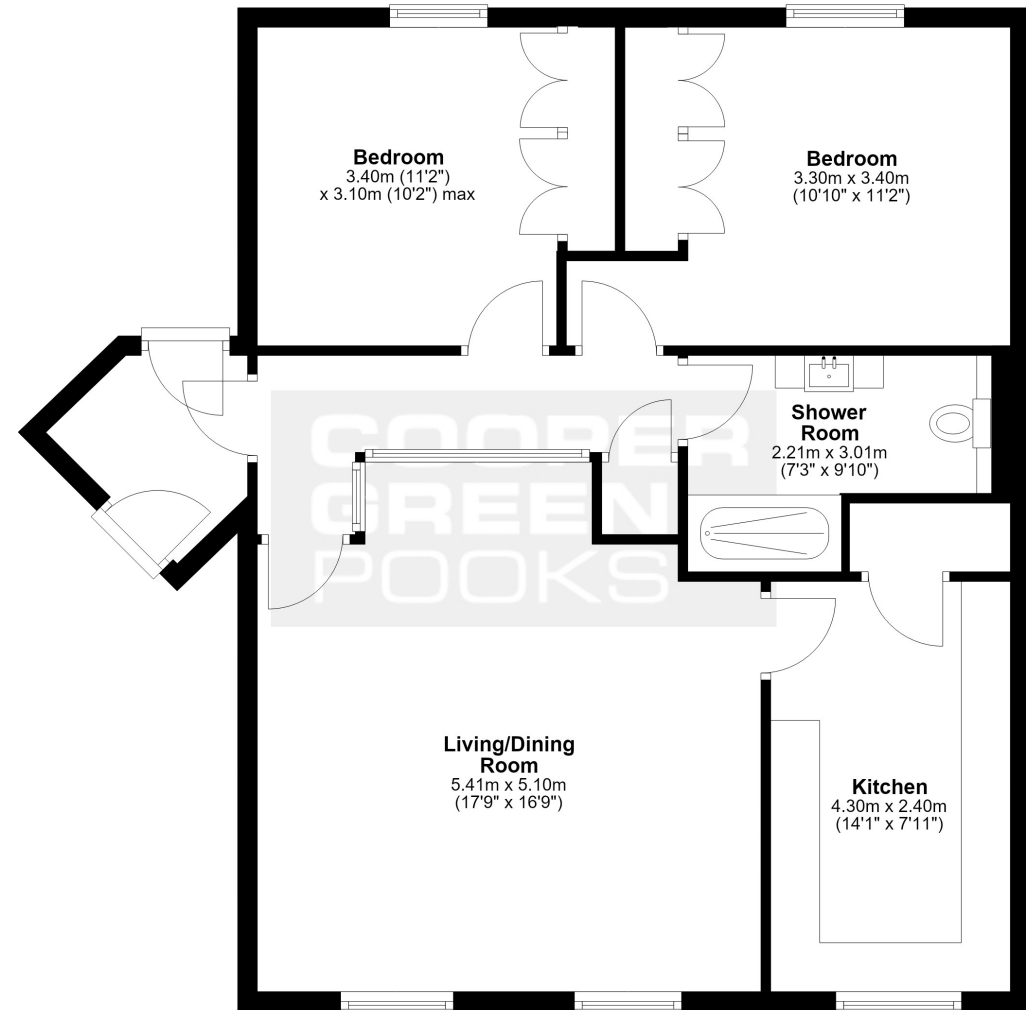
sales@cgpooks.co.uk

01743 276666



Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.3 sq. feet)

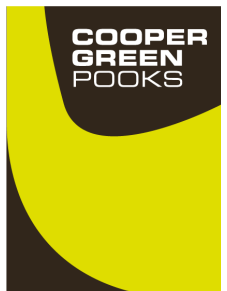




6 Sandringham Court, Porthill, Shrewsbury, SY3 8LL

£330,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk





6 Sandringham Court, Porthill, Shrewsbury, SY3 8LL

£330,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band E
Services	Mains water, electricity and drainage are connected. Electric heating.

Tenure	Leasehold
Lease Length	199 years from 1990
Service Charge	£3,132.96 per annum

6 Sandringham Court, Porthill, Shrewsbury, SY3 8LL

Coopergreenpooks.co.uk

£330,000 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.