

COOPER GREEN POOKS

83 Benbow Quay, Shrewsbury, SY1 2DL

1 bedroom apartment—£150,000 Leasehold

83 Benbow Quay, Shrewsbury, SY1 2DL

Coopergreenpooks.co.uk

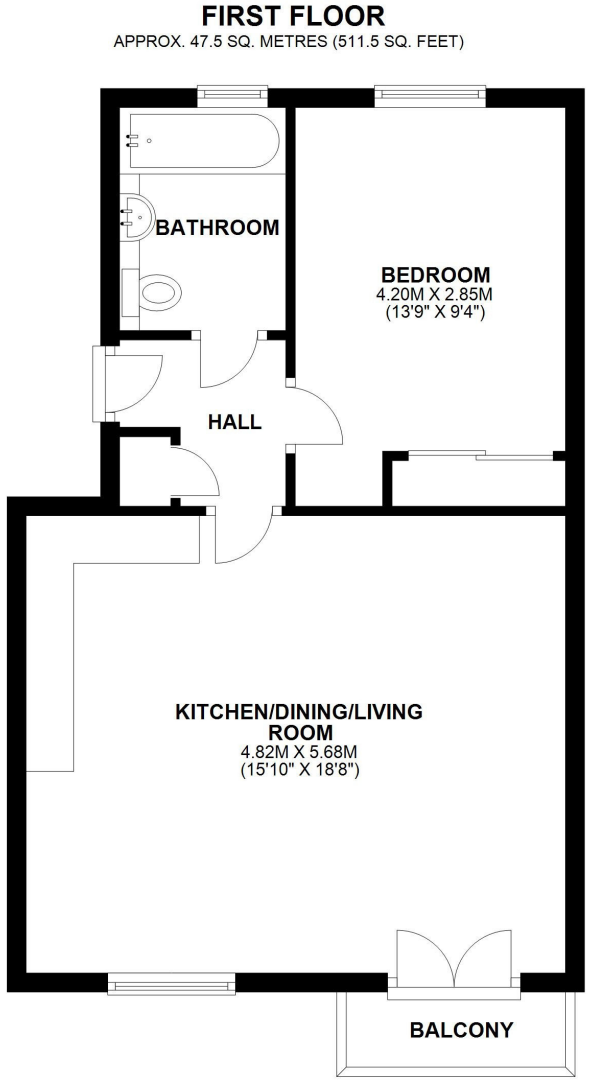
£150,000 Leasehold —1 bedroom apartment

sales@cgpooks.co.uk

A well-proportioned first floor apartment with the benefit of an attractive balcony offering fantastic views over the River Severn. The property has a private parking space and is situated within this popular modern development within walking distance of the train station and the town centre.

KEY FEATURES

- Entrance hall with useful storage
- Lovely open plan living/dining area with double doors to the balcony which has stunning views over the River Severn
- Fitted kitchen with integral oven/hob and space for appliances
- Large master bedroom with built in wardrobe
- Good sized bathroom with plenty of cupboard space and shower
- The property has recently been improved, with replacement flooring, carpets and redecoration throughout
- uPVC double glazed windows and electric heating
- Landscaped communal gardens for residents use
- Private allocated parking
- A stone's throw from a range of bars, restaurants and main shopping areas within the town centre
- Agent note: Please be aware that the photos shown were taken prior to the current tenancy



TOTAL AREA: APPROX. 47.5 SQ. METRES (511.5 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.















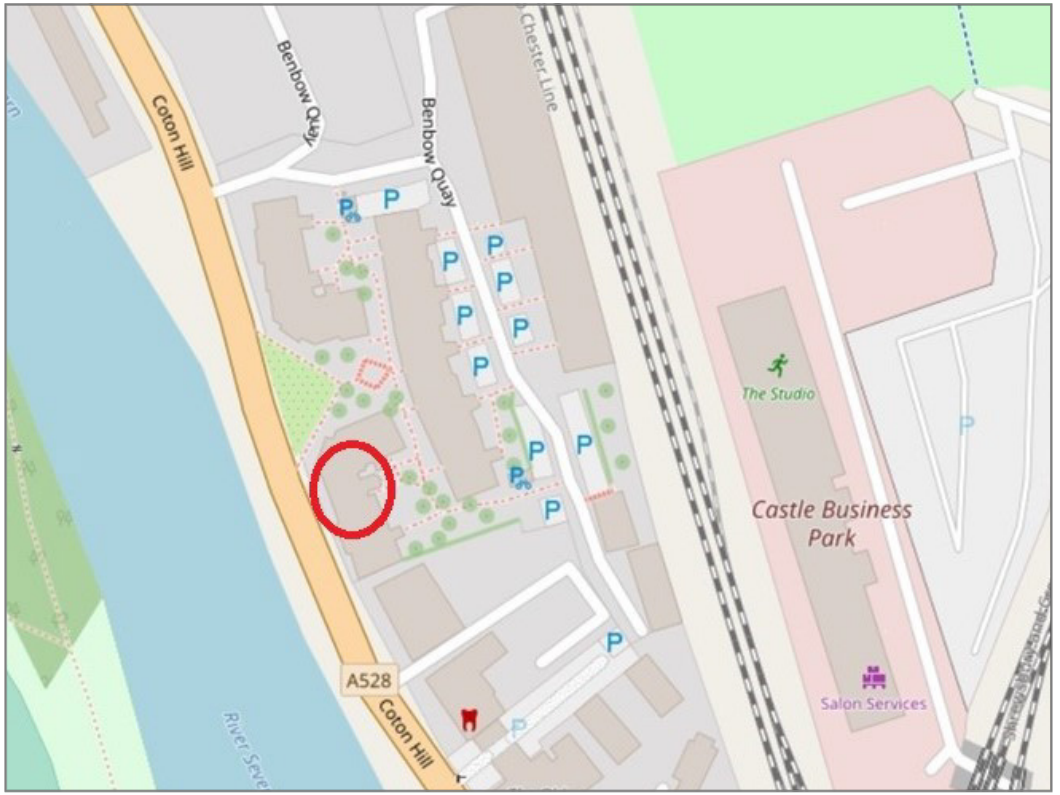


83 Benbow Quay, Shrewsbury, SY1 2DL

£150,000 Leasehold—1 bedroom apartment

sales@cgpooks.co.uk





Tenure	**Leasehold**
Local Authority	**Shropshire Council**
Council Tax	**Band A**
EPC Band	**Band C**
Services	**Mains water, electricity and drainage are connected**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



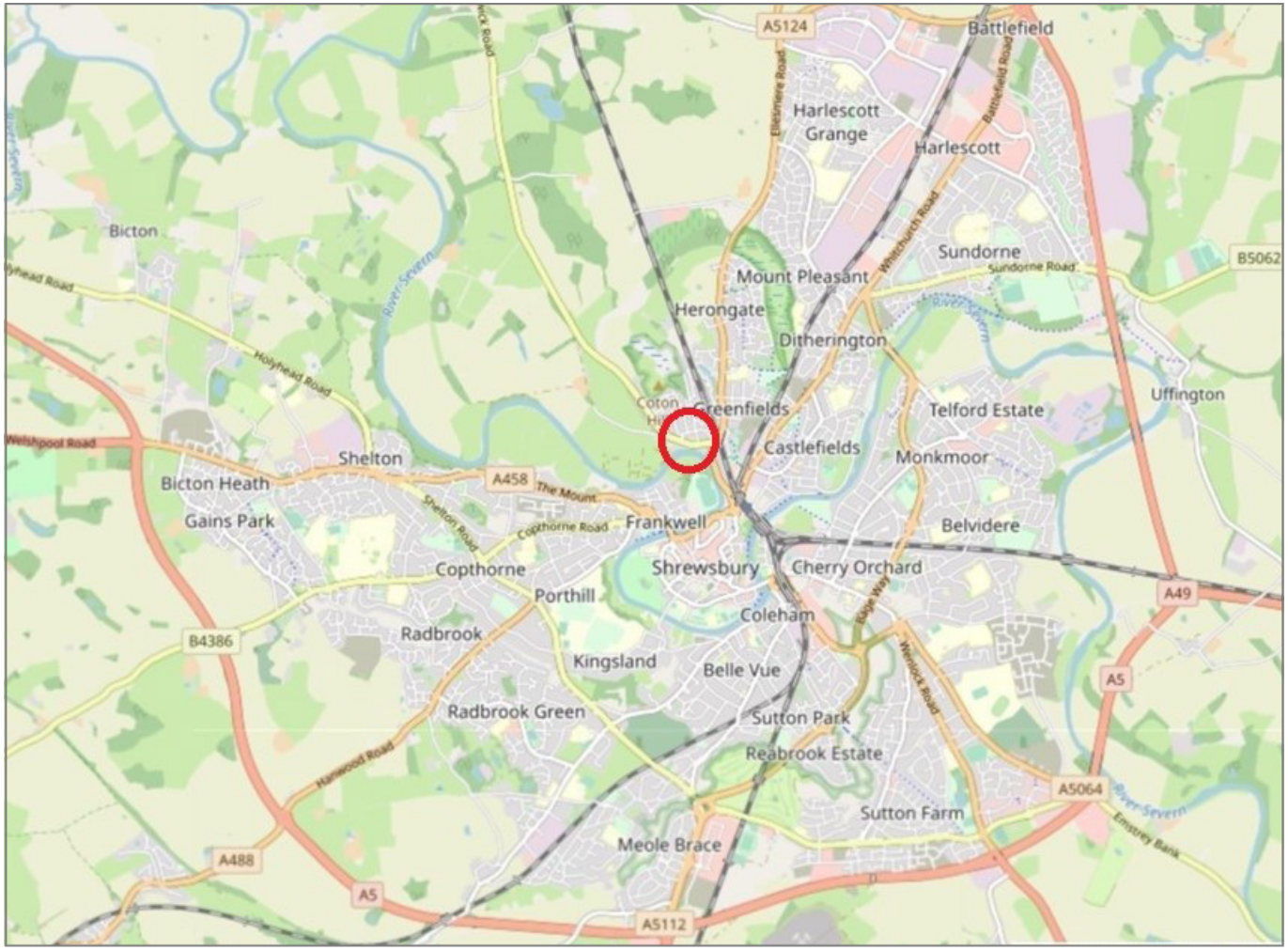
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

83 Benbow Quay, Shrewsbury, SY1 2DL

Coopergreenpooks.co.uk

£150,000 Leasehold —1 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.