

## 50 Hazledine Court

Longden Coleham, Shrewsbury, Shropshire, SY3 7BS



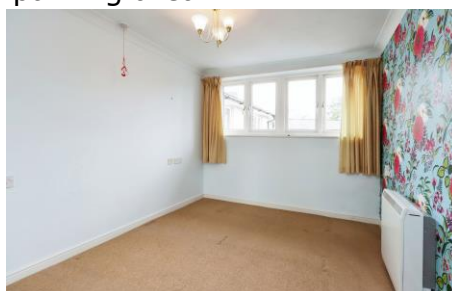
**PRICE: Offers in the Region Of £120,000**      **Lease: 125 years from 2004**

### Property Description:

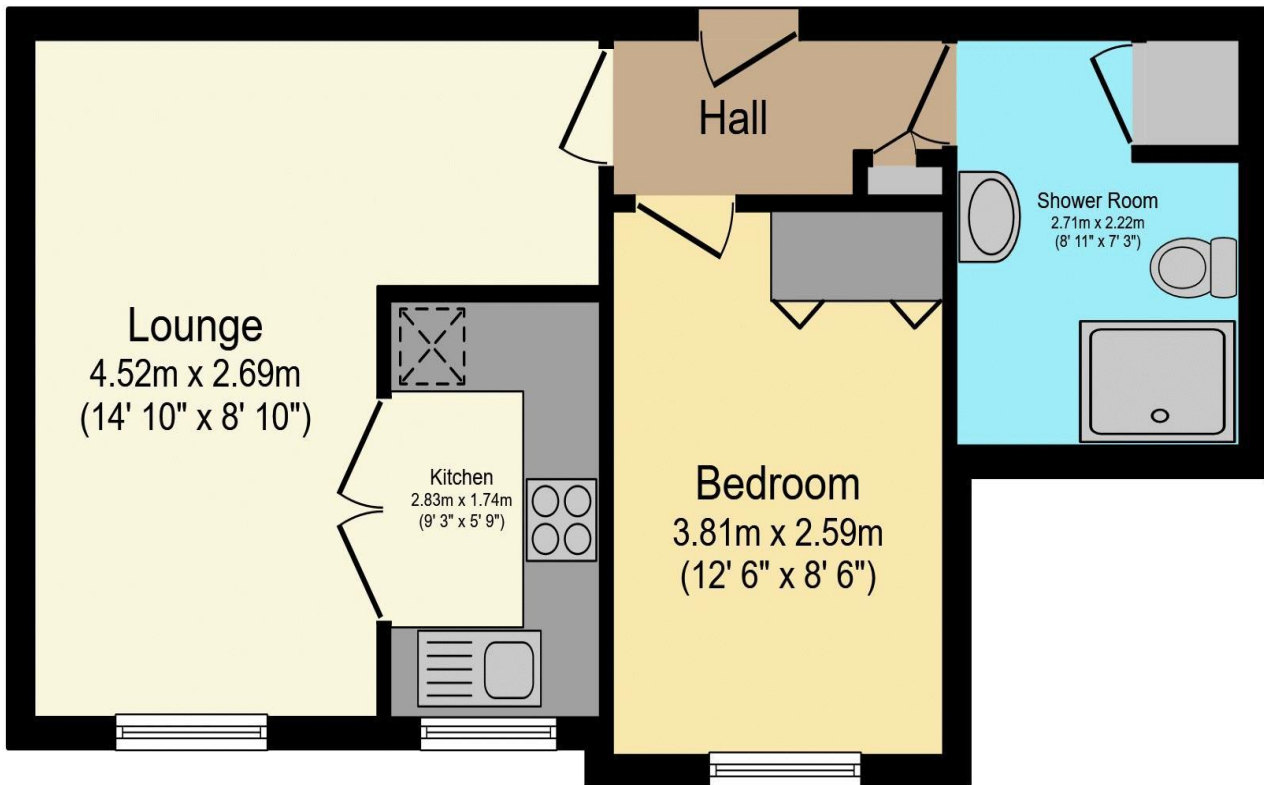
#### **A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

Hazledine Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. Hazledine Court is situated in Longden Coleham which has various shops and amenities and is in close proximity of the historic town centre of Shrewsbury. The development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Development Manager
- 24 hour emergency Appello call system
- Residents lounge
- Minimum Age 60
- Communal gardens and parking area
- Guest Suite
- Lifts to all floors
- Communal Laundry facilities
- Lease: 125 years from 2004



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 39.1 m<sup>2</sup> (421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£385.00**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£2,955.82**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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Retirement Homesearch Limited, Registered Office:  
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.