

32 Pengwern Court

Longden Road, Shrewsbury, Shropshire, SY3 7JE



PRICE: OIRO £105,000

Lease: 125 years from 1998

Property Description:

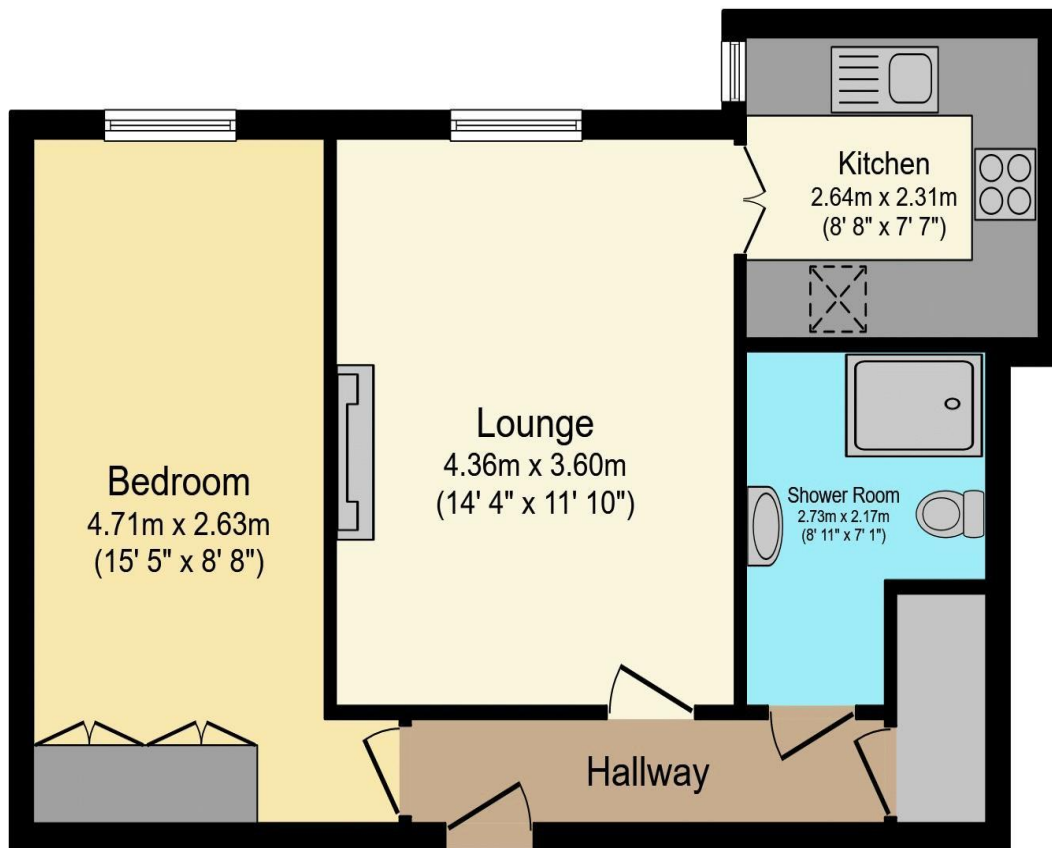
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Pengwern Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 34 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
Security door entry system
Minimum Age 60

Guest Suite
Development Manager
Price to include carpets and light fittings.
Lease: 125 years from 1998

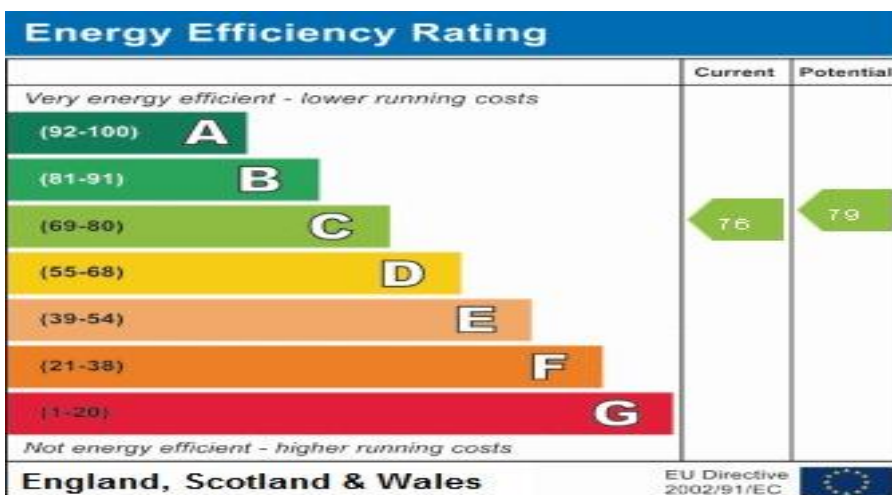


**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 48.0 sq.m. (517 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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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£615.85

Ground Rent Period Review:

2042

Annual Service Charge:

£2917.64

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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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.