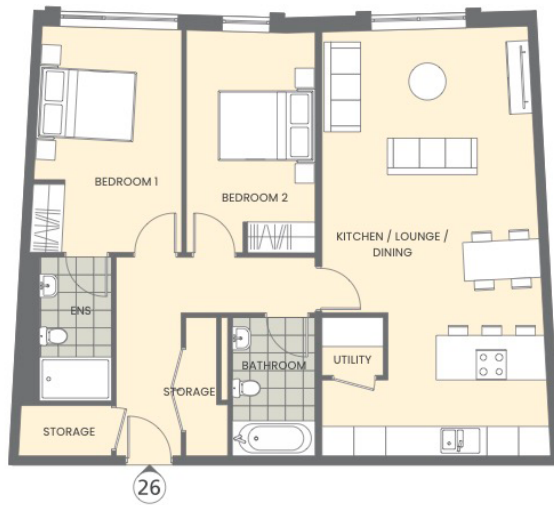
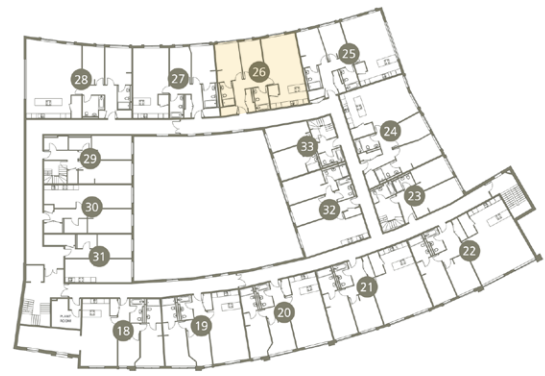




# Old Coleham Court

SHREWSBURY | SY3 7BQ



**26**

Total sq m:

**95**

**£429,000**

A beautiful apartment where a coffee-and-cream toned kitchen features a wide island and dark stone finishes, ideal for modern living.

Triple-width glazing in the master bedroom creates a stunning backdrop and a sense of stillness. Everything here feels quietly luxurious and incredibly easy to enjoy.



2 bedrooms



2 bathrooms



Apartment



Utility room



1019sqft 95sqm



Communal courtyard



North-East facing



Level 2

**Sales office and view home open by appointment.**

Call Sharon on 01743 403131 or email [sharon@syhomes.co.uk](mailto:sharon@syhomes.co.uk)

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 **SYHOMES**

# SPECIFICATION

## KITCHEN

- Nolte fitted kitchen B+
- Handleless doors and drawers with soft hinges
- Worktops in Quartz Silestone 20mm
- Centre island-style counter 900mm, in Quartz Silestone 20mm
- Upstands full height under wall units, in Quartz Silestone 20mm
- LED strip lights under wall units
- Bora Puru vented hob
- Bosch single oven
- Bosch combi microwave
- Bosch dishwasher
- Bosch fridge / freezer
- Bosch washing machine Series 4 freestanding
- Bosch tumble dryer Series 4 freestanding (on stacking unit)
- Caple wine fridge 300mm
- Quooker tap
- Single bowl stainless steel sink
- Sink liner – grey plastic
- Cutlery tray – grey plastic
- Waste bin – 30L grey plastic

## ELECTRICAL

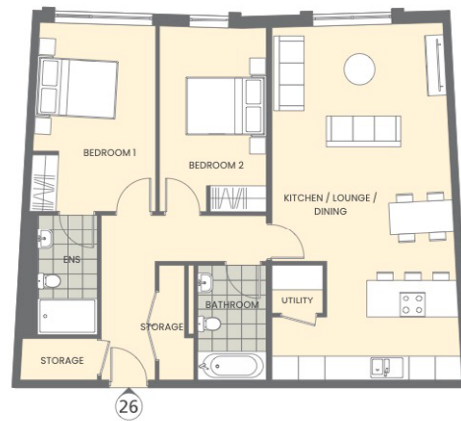
- Solar panels for supplementing hot water
- EV chargers (on application)
- MVHR ventilation system
- Radiators with room-control thermostat
- Window blinds with remote control
- Video intercom
- Low energy lighting
- Bathroom mirrors with motion-sensor lighting
- Chrome switches and sockets
- USB sockets
- TV and BT sockets
- Shaving sockets

## SECURITY

- Bespoke front door, handmade, fire resistant
- Yales AS series, Euro Turn Cylinder lock
- Keyless entry to main entrance and internal doors
- Code-restricted access to each floor
- CCTV cameras in communal areas
- ANPR secured car park
- Post room lockers
- Window locks

## SAFETY

- Smoke detectors in the hallway
- Heat and smoke detectors in the kitchen
- Sprinkler system in every room



26

Total sq m:  
94.7

Living area	9.0m x 4.7m	29.5 ft x 15.4 ft
Bedroom 1	4.7m x 3.1m	15.4 ft x 10.2 ft
Ensuite	2.9m x 1.7m	9.5 ft x 5.6 ft
Bedroom 2	4.6m x 2.7m	15.1 ft x 8.9 ft
Bathroom 2	2.9m x 1.7m	9.5 ft x 5.6 ft
Storage 1	2.9m x 0.9m	9.5 ft x 3.0 ft
Storage 2	1.9m x 1.0m	6.2 ft x 3.3 ft
Utility	1.3m x 1.2m	4.3 ft x 3.9 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## EXTRAS AVAILABLE

- Fitted wardrobes in bedrooms
- Flooring in bedrooms
- Parking spaces

## ADDITIONAL INFORMATION

- Service charge for this property: £157 / month
- Service charges are fixed for three years from Completion date
- Sold as a Leasehold, with a share of Freehold
- All main services installed: electric, water
- Council tax Band B (unconfirmed) - £145 / month estimated
- EPC rating B

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