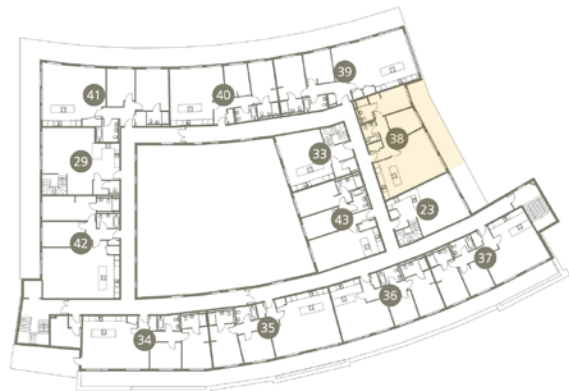


Old Coleham Court

SHREWSBURY | SY3 7BQ



38

Total sq m:

84

£499,000

Penthouse 38 is an elegant apartment with a generous balcony and views of Shrewsbury's Abbey.

The open-plan living area features a stunning kitchen with centre-island, built-in media wall, herringbone floors, and opens to the 18 sqm private balcony. Two double bedrooms, two bathrooms, lift access.



2 bedrooms



2 bathrooms



Penthouse



Parking



Solar



Terrace



902sqft 84sqm



Level 3



South-East facing



Communal courtyard

Sales office and view home open by appointment.

Call Sharon on 01743 403131 or email sharon@syhomes.co.uk

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 **SYHOMES**

SPECIFICATION

KITCHEN

- Nolte fitted kitchen A
- Handleless doors and drawers with soft hinges and anti-finger mark surface
- Worktops in Quartz stone 20mm
- Centre island counter 900mm, in Quartz Stone 20mm
- Upstands full height, in Quartz Silestone 20mm
- LED strip lights under wall units
- Lighting in handle trim
- Bora Puru vented hob
- Siemens single oven
- Siemens combi microwave
- Siemens dishwasher
- Siemens fridge / freezer
- Siemens iQ500 washer/ dryer integrated
- Caple wine cooler 300mm
- Quooker tap
- Pyramis 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



Living area	7.6m x 5.7m	24.9 ft x 18.7 ft
Roof terrace	10.6m x 1.7m	34.8 ft x 5.6 ft
Bedroom 1	4.6m x 2.7m	15.1 ft x 8.9 ft
Bathroom 1	2.8m x 1.7m	9.2 ft x 5.6 ft
Bedroom 2	3.8m x 3.0m	12.5 ft x 9.8 ft
Bathroom 2	2.5m x 1.7m	8.2 ft x 5.6 ft
Storage	1.4m x 0.8m	4.6 ft x 2.6 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 will be £139 / 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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