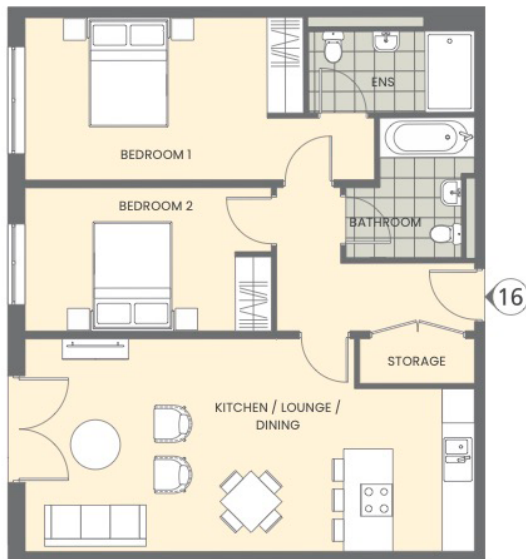
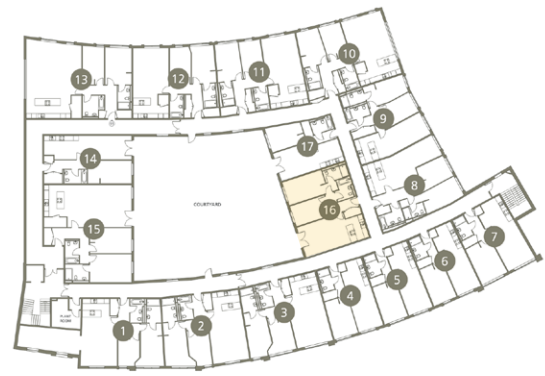




Old Coleham Court

SHREWSBURY | SY3 7BQ



16

Total sq m:

82

£365,000

Opening onto the central courtyard, Apartment 16 is a beautifully proportioned home with the rare advantage of direct outside access.

Thoughtfully planned for modern living, the refined kitchen and open-plan living area offer ample space for cooking, dining and relaxing. The Master suite is spacious with a walk-in shower. Further bedroom and separate bathroom open from the wide hallway.



2 bedrooms



2 bathrooms



Apartment



Terrace



882sqft 82sqm



Level 1



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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SPECIFICATION

KITCHEN

- Nolte fitted kitchen B
- Worktops in Quartz stone 20mm
- Upstands full height, in Quartz Silestone 20mm
- LED strip lights under wall units
- Bosch single oven
- Bosch microwave
- Bosch induction hob
- 900mm integrated extactor
- Bosch dishwasher
- Bosch fridge / freezer
- Bosch Series 4 washer/ dryer integrated
- Caple wine cooler 300mm
- Pyramis single undermount bowl
- Pyramis single mixer tap
- Sink liner – grey plastic
- Cutlery tray – grey plastic
- Waste bin – 30L grey plastic

ELECTRICAL

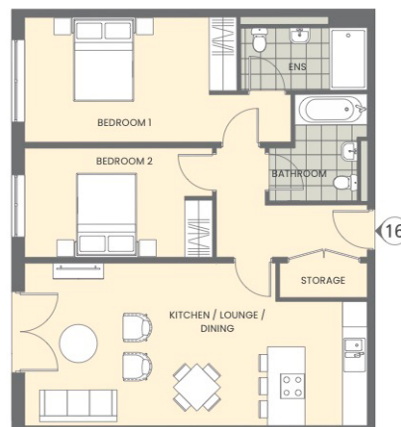
- Chrome switches and sockets
- USB sockets
- Low energy lighting
- Video intercom
- TV and BT sockets
- Window blinds with remote control
- MVHR ventilation system
- Radiators with room-control thermostats
- Bathroom mirrors with motion-sensor lighting
- Shaving sockets
- EV chargers (on application)

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



16

Total sq m:
81.9

Living area	6.2m x 4.0m	20.3 ft x 13.1 ft
Bedroom 1	4.3m x 3.3m	14.1 ft x 10.8 ft
Ensuite	2.3m x 1.6m	7.5 ft x 5.2 ft
Bedroom 2	3.3m x 3.2m	10.8 ft x 10.5 ft
Bathroom 2	2.5m x 2.1m	8.2 ft x 6.9 ft
Storage	1.5m x 1.3m	4.9 ft x 4.3 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: £136 / 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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