



**Zaza Johnson & Bath**  
Estate Agents

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## **7 Pengwern Court, Longden Road, Shrewsbury, Shropshire, SY3 7JE**

**£145,000**

A particularly spacious 2 bedroom apartment that is well situated within this attractive retirement development for people over 60. Accommodation includes: Generous Entrance Hall, Large Living/Dining Room, Kitchen, 2 Double Bedrooms, Modern Bathroom, Heating, DG. The Complex Is Set In Beautiful Landscaped Gardens. Inside There Is A Spacious Residents Lounge With A Range Of Activities, Laundry Room, Residents Parking. Viewing Is Highly Recommended. No Upward Chain.



## **7 Pengwern Court, Longden Road, Shrewsbury, Shropshire, SY3 7JE**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Wooden entrance door with spyhole.

**Spacious Entrance Hall** 16' 4" x 5' 7" (4.97m x 1.70m)

Storage heater, large walk-in airing cupboard with hot water cylinder.

**Living/Dining Room** 17' 1" x 14' 5" max (5.20m x 4.39m)

Polished stone ornamental fireplace with electric fire inset, storage heater, double glazed French door with side window overlooking beautiful landscaped gardens, further double glazed window to the side. Double glass panel doors to

### **Kitchen**

Fitted with good range of units to 3 wall areas, wood effect laminated work tops with tiled surround, inset sink unit, integrated electric oven and 4 ring hob with filter hood above, double glazed window overlooking landscaped resident's gardens.

**Bedroom 1** 17' 5" x 9' 3" (5.30m x 2.82m)

Built-in double wardrobe, storage heater, double glazed window overlooking gardens.

**Bedroom 2** 11' 2" x 8' 10" (3.40m x 2.69m)

Panel heater, double glazed window overlooking gardens to the rear.

### **Bathroom**

Fully refitted with white 3 piece suite providing bath with shower unit over, fully tiled walls, wash basin set to stand with drawers beneath, WC, extractor, wall mounted heater, light with shaver point, heated towel rail.

### **Outside**

The property stands in beautiful landscaped communal gardens. There is also a Residents' Lounge, Communal Laundry and Residents Parking.

### **Lease Details**

The property is held on a 125 year lease from 1998, with 99 years remaining. Ground Rent £718.48 pa. Service Charge £6057.88 pa.

### **Services**

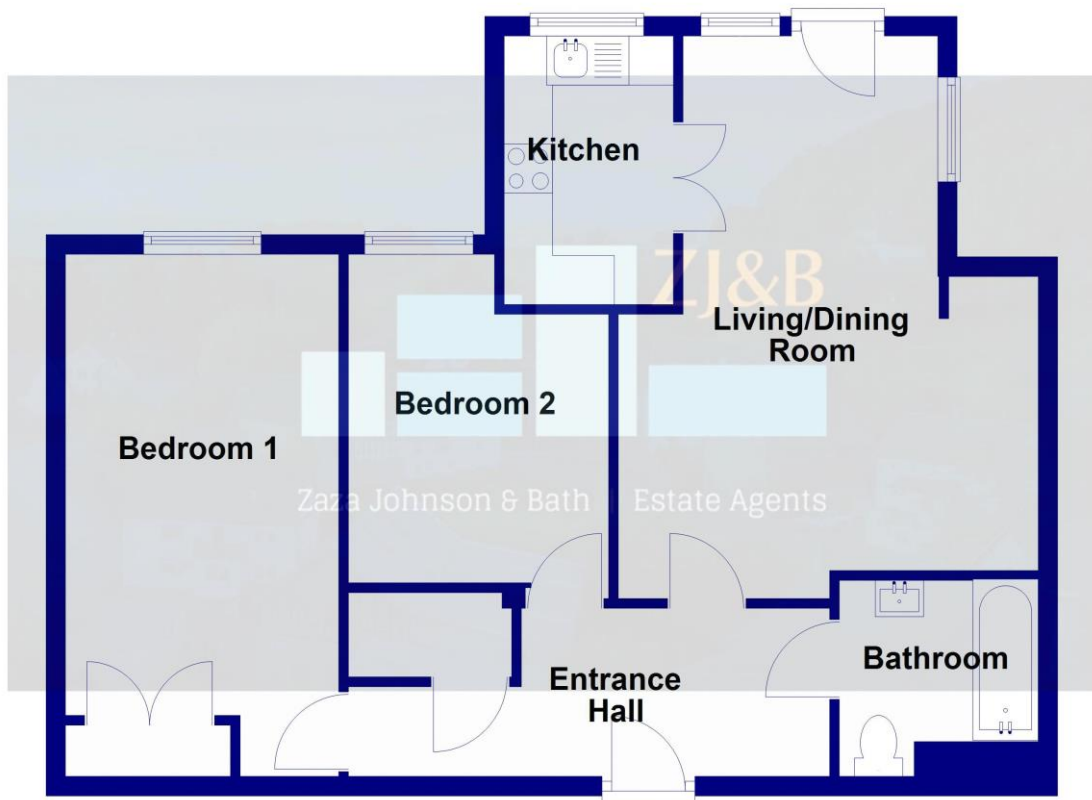
Mains water, drainage and electricity are connected to the property.

### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## 7 Pengwern Court, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

30/05/2025, 15:32

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## Energy performance certificate (EPC)

7 Pengwern Court Longden Road Shrewsbury SY3 7JE	Energy rating <b>C</b>	Valid until:	10 October 2034
		Certificate number:	0211-3942-0200-5334-0200

Property type	Ground-floor flat
Total floor area	63 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**