



24 Thomas Court, Longden Coleham, Shrewsbury, SY3 7EX

2 bedroom ground floor apartment — £200,000 Leasehold

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Coopergreenpooks.co.uk

£200,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

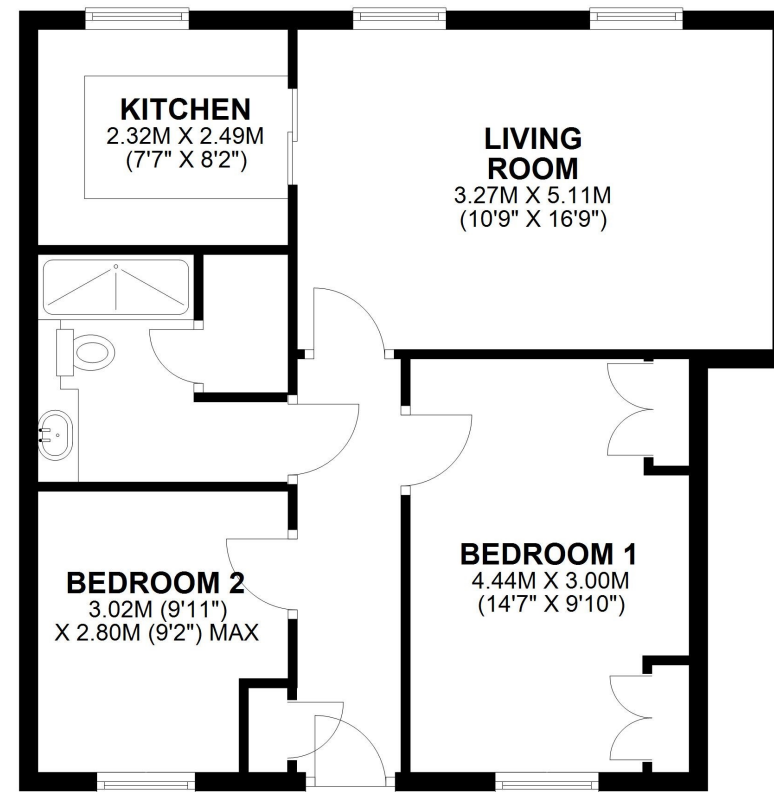
A bright and fully modernized ground floor apartment that's well situated in a very popular and attractively designed retirement development. Thomas Court is located in a beautiful setting with stunning views across the river Severn and town centre, whilst this property also comes with the advantage of a single garage.

KEY FEATURES

- Entrance hall with built in storage.
- Good sized living/dining room with 2 windows providing views over the communal grounds and Rea Brook.
- Separate re-fitted kitchen with integrated appliances and window providing the same views as the living room.
- 2 bedrooms, one with fitted wardrobes and matching furniture and a well fitted shower room.
- Double glazed windows and electric heating.
- Residents and guest parking area and there is also a single brick-built garage included in the sale, with light and power.
- Beautifully landscaped and extensive communal gardens for residents use only. There are various seating areas and some of the finest views in Shrewsbury, across the adjoining river Severn towards the town centre.
- Few minutes' walk from the vibrant and very popular Coleham area, with its varied selection of independent businesses, excellent café and pub, as well as the Greyfriars footbridge connecting to the town centre.
- On site house manger offering peace of mind and security for the older residents.
- Minimum age requirement is currently 40 years.
- No onward chain.

GROUND FLOOR

APPROX. 58.7 SQ. METRES (632.1 SQ. FEET)



TOTAL AREA: APPROX. 58.7 SQ. METRES (632.1 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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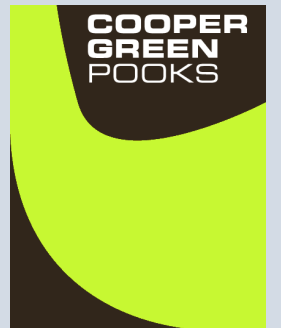
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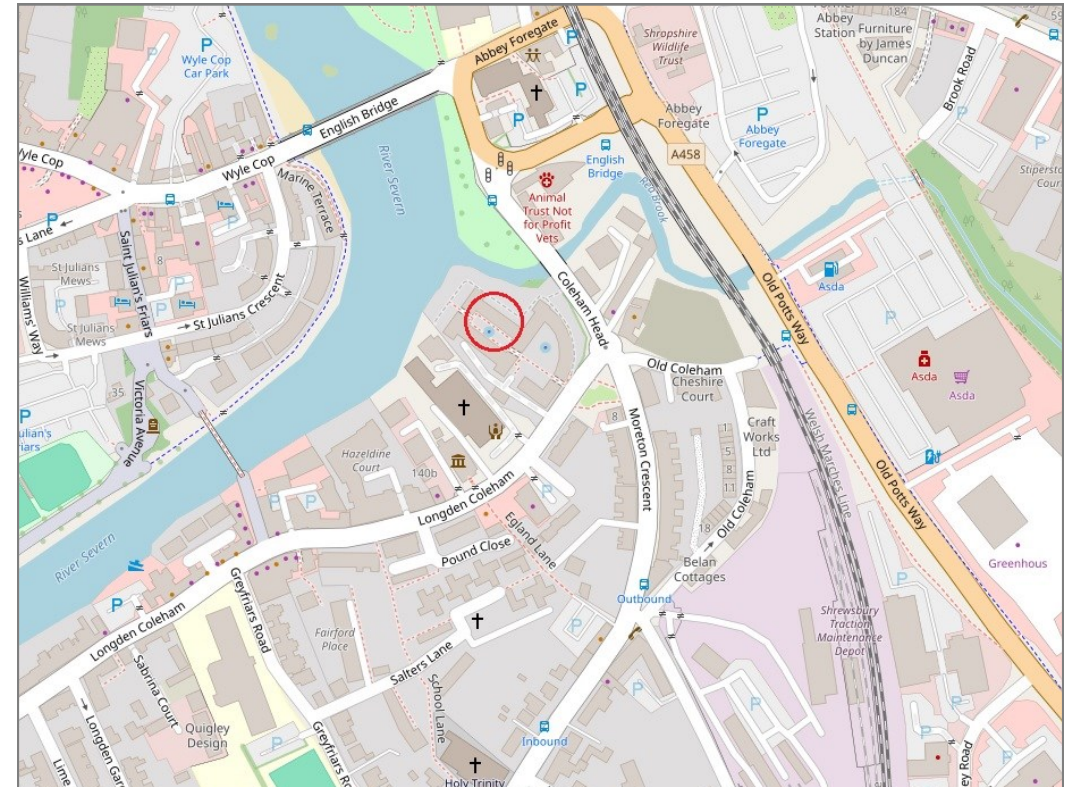
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease Length	99 years from 1986 (61 years remaining)
Ground Rent	£27.50 quarterly
Service Charge	We have been informed by the owner that the service charge is £1706.14 PA

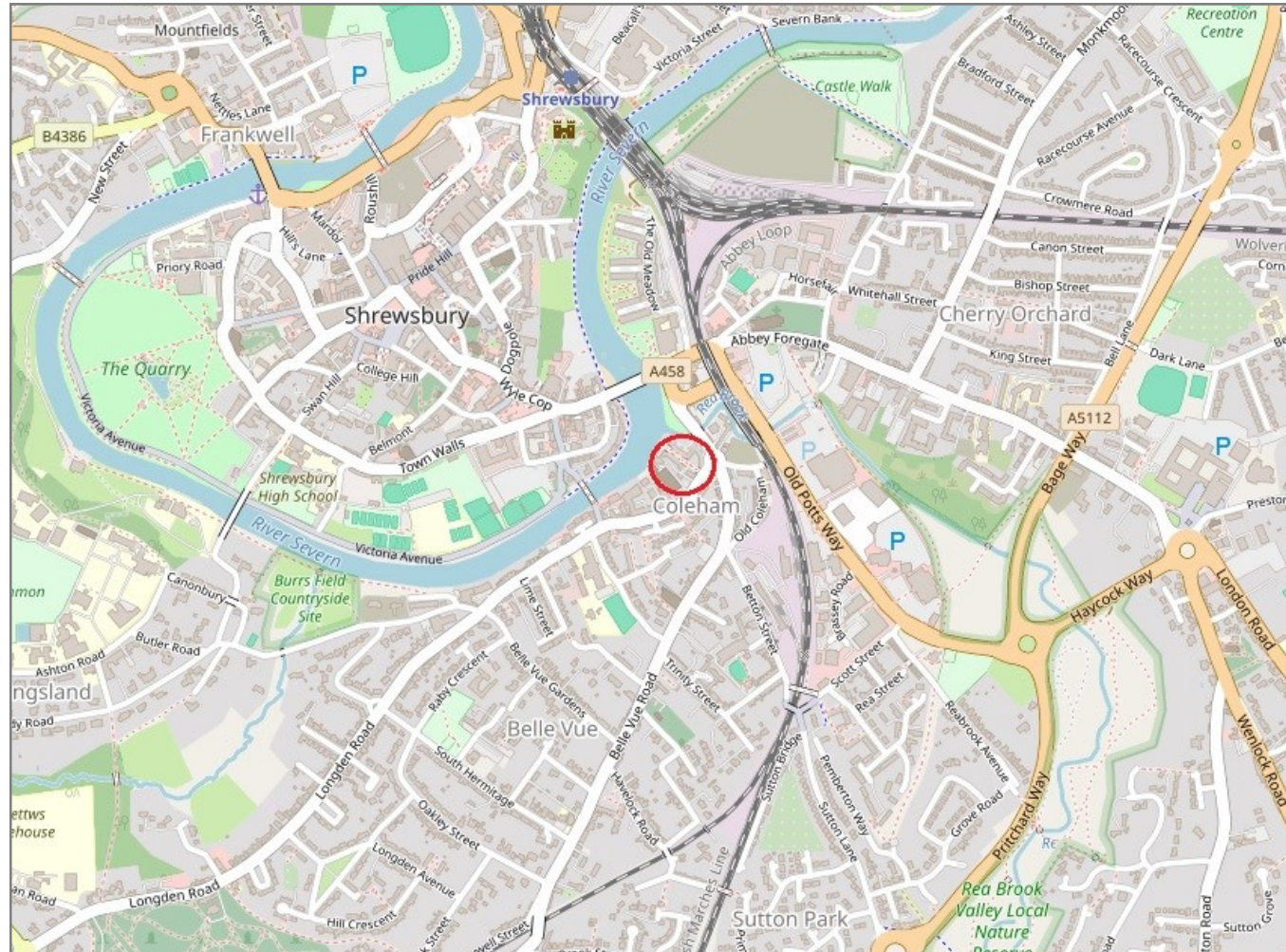
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	Mains water, electricity and drainage are connected

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