



**1 Pengwern Court, 2 Longden Road, Shrewsbury, SY3 7JE**

2 bedroom ground floor apartment—£160,000 Leasehold

# 1 Pengwern Court, 2 Longden Road, Shrewsbury, SY3 7JE

Coopergreenpooks.co.uk

£160,000 Leasehold—2 bedroom ground floor apartment

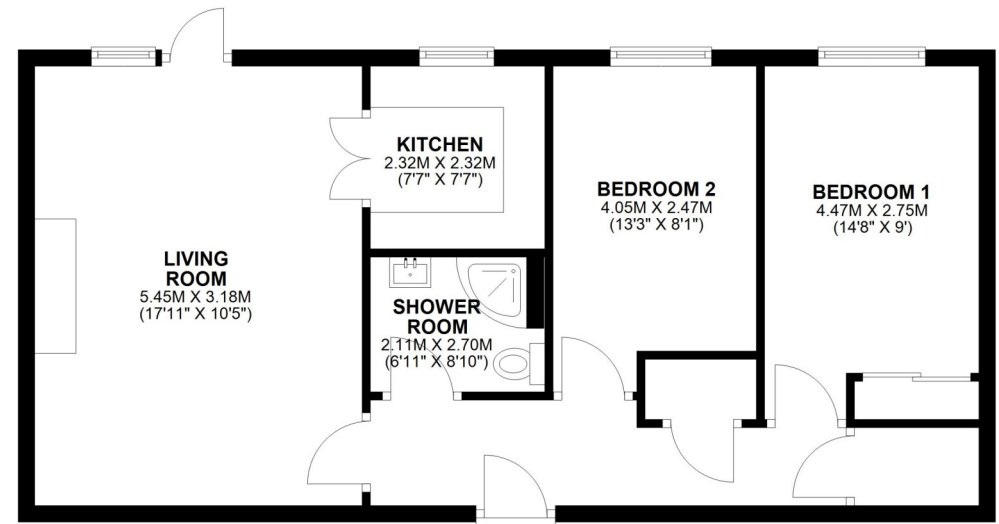
sales@cgpooks.co.uk

A well-proportioned 2 double bedroom ground floor retirement apartment, located within this popular purpose-built development along with direct access to a paved sun terrace and the lovely communal grounds. Pengwern Court is in a superb location, a short walk from the fantastic amenities of Coleham, the Quarry Park and also the town centre.

## KEY FEATURES

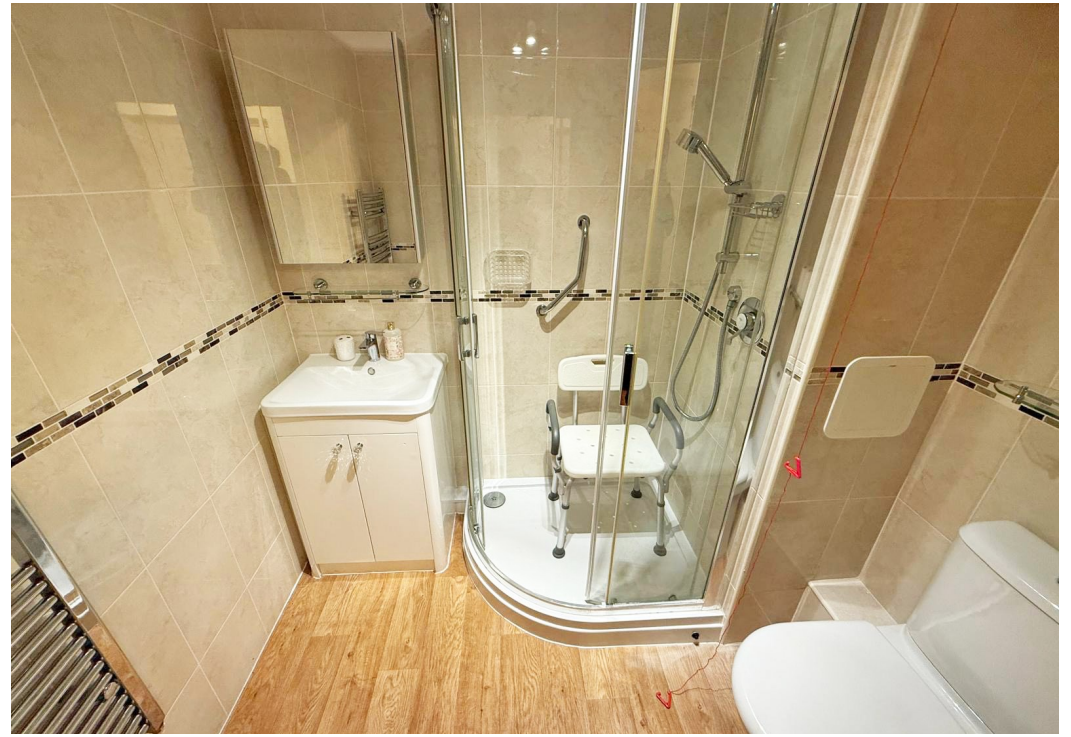
- Good sized entrance hall with excellent built in storage and entry phone system.
- Living room with feature fireplace, window and glazed door to a paved sun terrace.
- Separate fitted kitchen with window overlooking gardens.
- 2 double bedrooms, one of which has built in wardrobes and a shower room.
- Electric storage heating and double-glazed windows.
- Located on the lower ground floor (lift or stair access) with direct access to a south facing paved sun terrace and the communal gardens. There is also a nicely furnished and spacious residents lounge and kitchen right next to the apartment.
- Resident house manager along with 24-hour emergency care line response system and additional guest suite accommodation for visitors.
- Attractively landscaped and private communal gardens with pathways and seating areas.
- Plenty of parking for both residents and guests.
- Superb location, just a few minutes' walk from the varied amenities of Longden Coleham, as well as some beautiful river walks and the town centre.
- Vacant with no onward chain.

**GROUND FLOOR**  
APPROX. 61.0 SQ. METRES (656.4 SQ. FEET)



TOTAL AREA: APPROX. 61.0 SQ. METRES (656.4 SQ. FEET)







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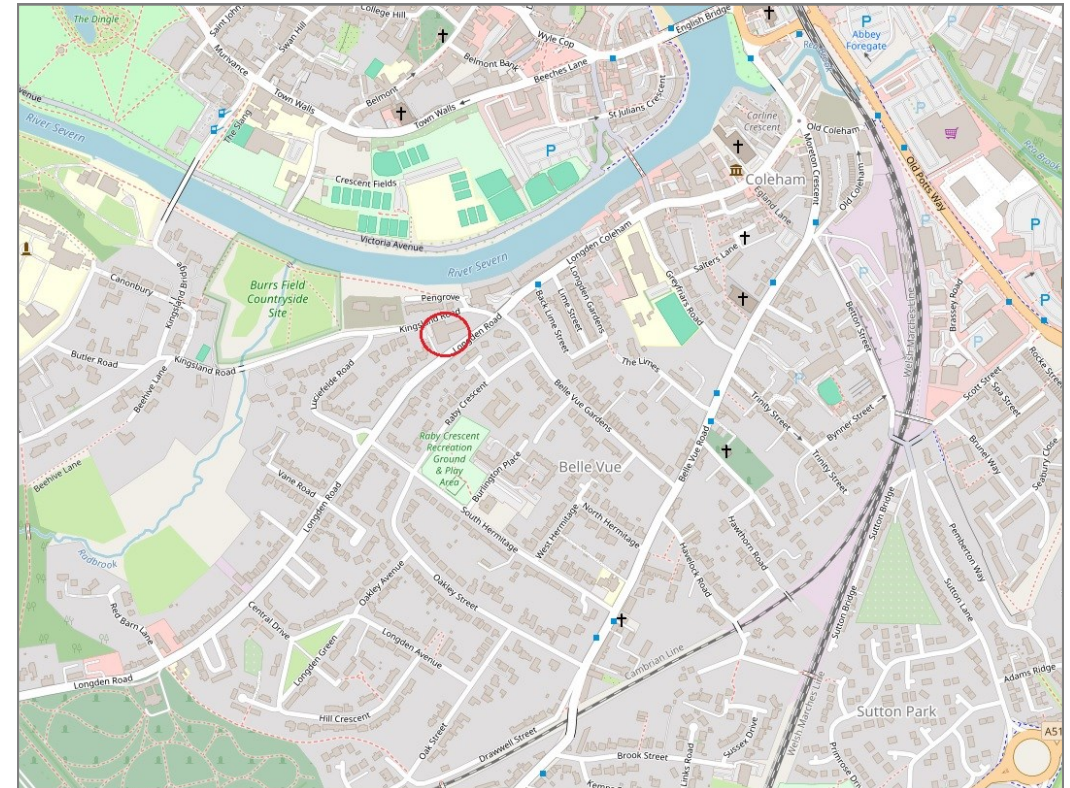
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold</b>
Lease Length	<b>125 years (99 years remaining)</b>
Service Charge	<b>£6,057.88 PA</b>
Ground Rent	<b>£718.49 PA (to be reviewed in 2042)</b>

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

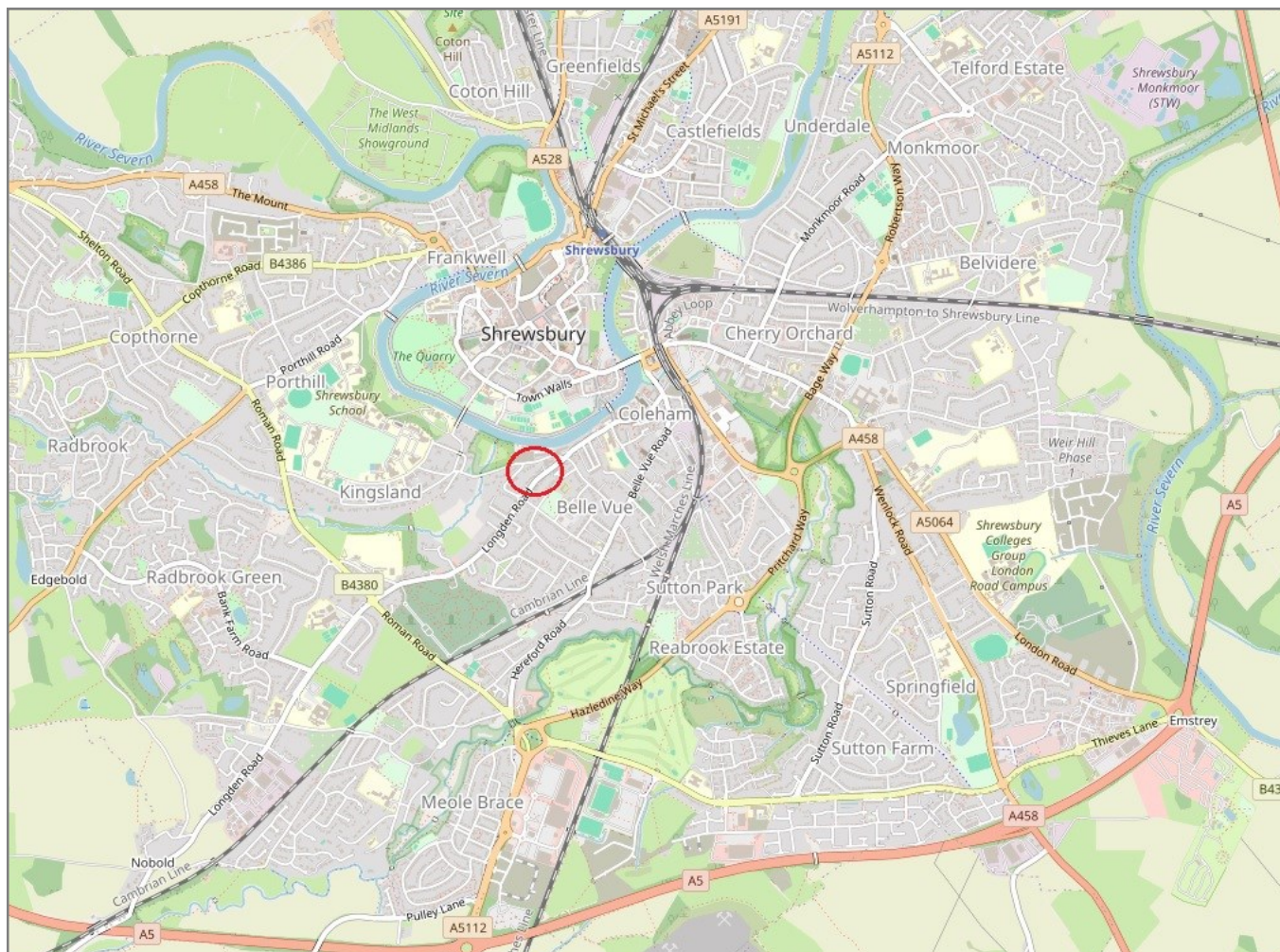


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