



SAMUEL WOOD

47 Hazledine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS

Offers In The Region Of £115,000







# 47 Hazledine Court

Longden Coleham, Shrewsbury, Shropshire, SY3 7BS



- Second Floor Retirement Apartment
- Living Room & Kitchen
- Communal Gardens & Parking Area
- Residents Lounge & Laundry Room
- Guest Suite
- One Bedroom & One Bathroom
- 24-Hour Emergency Call System
- Lifts To All Floors
- Security Camera Entry System
- EPC Rating B

A beautifully designed and generous one-bedroom retirement apartment situated on the second floor of a sought-after development for those aged 60 and over. The landscaped gardens and terrace by the river provide a lovely outdoor space, this apartment offers a hall, a large living room with ample space for a dining table, a fitted kitchen, an excellent double bedroom, and a stylish shower room. Additional features include a residents' lounge, a laundry room, a 24-hour emergency call system, and lifts to all floors.

47 Hazledine Court is a well-appointed apartment located on the second floor, accessible via stairs or a lift. Upon entering, you are greeted by a spacious hallway with the camera entry phone and airing cupboard. The double bedroom has built-in wardrobes and the bathroom has a good sized walk-in shower enclosure, WC, wash hand basin and vanity unit. The living/dining room has a coal effect electric fire with stone effect surround, the kitchen is conveniently situated off the living room with range of units and built in appliances. This property has no upward chain.

This development is exclusively for individuals aged 60 and over, ensuring a community of like-minded peers. Residents benefit from various on-site communal facilities, including a residents' lounge and a communal laundry facility, fostering a sense of community and convenience. The 24-hour emergency Apello call system and on-site Development Manager provide added security and support for all residents.

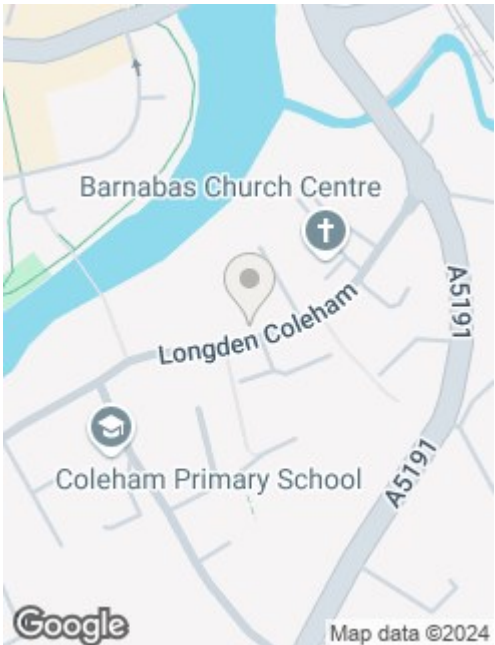
Nestled on the edge of the town centre, 47 Hazledine Court enjoys a desirable riverside position next to the River Severn. The landscaped communal gardens enhance the scenic surroundings, offering a tranquil environment while still being close to the town's amenities. This combination of serene living and convenient location makes Hazledine Court an attractive option for senior residents.











## Directions

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14 Mbps & Superfast 80 Mbps.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 1.5.2004 - 105 years remain.

Service Charges: £2950 pa

Ground Rent: £385 pa

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

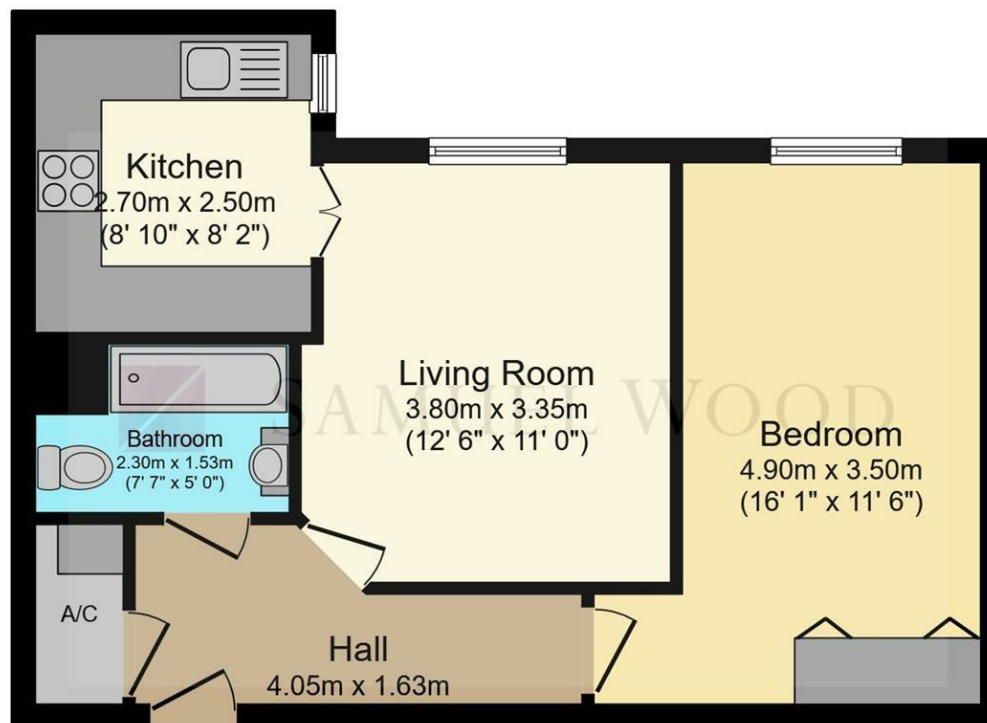












### Floor Plan

Floor area 44.8 m<sup>2</sup> (482 sq.ft.)

**TOTAL: 44.8 m<sup>2</sup> (482 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)