



SAMUEL WOOD

19 Pengwern Court, Longden Road, Shrewsbury, Shropshire, SY3 7JE

Offers In The Region Of £95,000



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- Well Presented Ground Floor Apartment
- Spacious Living/Dining Room With Garden Access
- Large Double Bedroom
- Meticulously Landscaped Gardens
- Electric Storage Heaters
- Sought After Location
- Wet Room With Assisted Shower Facility
- Ample Storage Throughout
- Generous Car Park
- EPC Rating C

NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this ground floor retirement apartment in Pengwern Court, on Longden Road near Shrewsbury town centre. The thoughtfully designed, accommodation provides spacious living, ample storage throughout, meticulously landscaped gardens, a pleasant communal room, laundry room, generous car park all in a highly desirable location close to scenic river walks. Viewing is highly recommended by the selling agent.

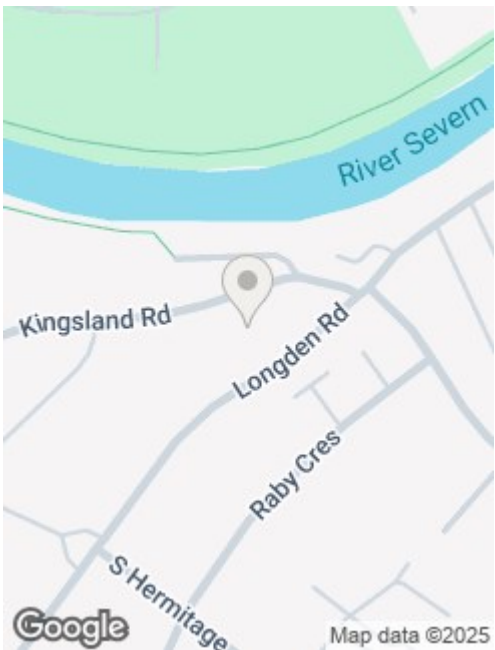
19 Pengwern Court is a well-presented ground floor one-bedroom retirement apartment situated on Longden Road, conveniently close to Shrewsbury town centre. The apartment is located within a thoughtfully designed development that caters specifically to the needs of retired residents, offering a peaceful and secure living environment. Pengwern Court benefits from extensive on-site facilities including ample resident and guest parking, beautifully maintained communal gardens, a welcoming communal lounge, and a fully equipped laundry room.

The apartment itself features a spacious and practical layout, ideal for comfortable retirement living. Upon entering, there is a welcoming entrance hall that provides access to a convenient storage cupboard and intercom system for added security. The wet room is designed with ease of access in mind, featuring a practical shower with sit down facility. The large double bedroom comes with built-in wardrobes, offering plenty of storage space, while the generous living/dining room is light and airy with a door leading directly to a small patio/garden area — perfect for enjoying the outdoors. Adjacent to the living area is a compact, well-equipped kitchen that includes all the necessary appliances.

Overall, 19 Pengwern Court presents a wonderful opportunity for a retired individual or couple seeking a comfortable and low-maintenance home in a friendly community. The combination of practical living space, on-site amenities, and proximity to Shrewsbury town centre makes this property both convenient and highly desirable. Whether enjoying the communal areas or the privacy of the apartment's own garden space, residents can enjoy a relaxed and secure lifestyle.







Directions

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

Broadband Speed: Basic 17Mbps & Superfast 80Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

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 01.08.1998
Service Charges: £4028.58 PA
Ground Rent: £615.85 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.







Total floor area 48.1 sq.m. (518 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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