

6 Carline Crescent, Longden Coleham, Shrewsbury,
Shropshire, SY3 7EU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £285,000

Viewing: strictly by appointment through the agent

Offering exceptionally well presented, spacious and improved living accommodation throughout, this is a well proportioned three/four bedroom two storey duplex penthouse apartment. This development is designed for the Over 40's and is situated within this desirable and most convenient residential location, close to local shops, amenities, tranquil riverside walks leading to the Quarry Park and the Shrewsbury town. Viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, re-fitted cloakroom, three bedrooms, stylish re-fitted shower room, impressive spacious first floor lounge/diner, further bedroom/study, re-fitted kitchen with a range of built-in appliances, electric heating, ample residential communal parking, well maintained communal grounds overlooking the River Severn and towards the Shrewsbury town centre. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Communal entrance door (shared with neighbouring property) which leads to staircase and rises to:

First floor

Apartment entrance door then gives access to:

Reception hallway

Having coving to ceiling, night storage heater, linen cupboard housing hot water tank cylinder unit.

Doors from reception hallway then give access to: re-fitted cloakroom, three bedrooms and stylish re-fitted shower room.

Re-fitted cloakroom

Having WC with hidden cistern, wash hand basin with store cupboard below, wall mounted pull cord electric heater, vinyl floor covering.

Bedroom one

15'0 x 12'6 max reducing down to 10'4
Having two fitted double wardrobes, night storage heater, two glazed sash windows one to front and one to the side, coving to ceiling.

Bedroom two

12'3 x 9'0
Having glazed sash window to the side, night storage heater.

Bedroom three

8'5 max x 7'8
Having glazed sash window to front, fitted wardrobe with eye level storage above.

Impressive re-fitted shower room

Which comprises: large walk-in shower, wall hung wash hand basin with mixer tap over and storage drawer below, WC with hidden cistern, fully tiled to walls, tiled floor, wall mounted pull cord electric heater, shelved storage cupboard, LED recessed spotlights to ceiling, heated chrome style towel rail, mirror fronted bathroom cabinet.

From reception hallway stairs rise to:

Spacious lounge/diner

25'4 x 16'9
Having three glazed sash windows two to the front one to the side, coal effect electric fire set to marble style hearth with decorative fire surround, two electric radiators, cornice to ceiling, wall mounted telephone intercom system.

Door from lounge/diner gives access to:

Study/bedroom

9'9 x 8'5
Having glazed roof window, telephone point, loft access which is where the television aerial is located.

Door from lounge/diner gives access to:

Re-fitted kitchen

9'2 x 8'4
Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher and washing machine, oven, four ring electric hob with stainless steel cooker canopy over, microwave, vinyl tiled effect floor covering, fitted worktops with inset stainless steel sink with mixer tap over, glazed sash window to side.

Outside

To the outside there is ample residents communal parking and well maintained grounds, some of which overlook the River Severn, English Bridge and the Shrewsbury town centre.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 88 years
The lease on the property ends 18th of September 2111
Ground rent £110.00
Service charge £1,854.29 per annum (as of March 2024)
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services


We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

