



29 Pengwern court, Longden Road, Coleham, Shrewsbury,  
Shropshire, SY3 7JE

[www.hbshrop.co.uk](http://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 £160,000**

Viewing: strictly by appointment  
through the agent



Offered for sale with NO UPWARD CHAIN, this is a bright and airy, spacious and well proportioned two double bedroom purpose built first floor retirement apartment, located on this favoured development set within beautifully kept communal grounds. Pengwen Court offers a super location and is within striking distance of an array of amenities, Shops, tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen, two double bedrooms both with fitted mirror fronted wardrobes, shower room, communal lift, residence lounge and kitchen area, residence manager with 24hr emergency care line response system, additional guest suite accommodation for visitors ( fee payable), attractive landscaped communal grounds, residence parking, electric heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance door gives access to:

#### **Communal hallway**

With stairs and lift rising to:

#### **Communal first floor landing**

Door gives access to:

#### **Entrance hallway**

Having night storage heater, walk-in airing cupboard, coving to ceiling, linen store cupboard housing electricity consumer unit.

Door from entrance hallway gives access to:

#### **Lounge/diner**

22'7 x 10'8

Having electric fire set to a marble style hearth with timber style fire surround, sealed unit double glazed window to front, coving to ceiling, TV aerial and telephone points, night storage heater.

Wooden framed glazed door from lounge/diner gives access to:

#### **Kitchen**

8'5 x 7'5

Having eye level and base units with built-in cupboards and drawers integrated oven tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit, vinyl tiled effect floor covering, coving to ceiling, sealed unit double glazed window to front, wall mounted pull cord electric heater.

From entrance hallway doors give access to; Two double bedrooms and shower room.

#### **Bedroom one**

16'10 max reducing down to 14'6 x 9'2

Having sealed unit double glazed window to front, night storage heater coving to ceiling, built-in mirror fronted wardrobe.

#### **Bedroom two**

13'5 max x 9'1

Having sealed unit double glazed window to front, coving to ceiling, built-in mirror fronted wardrobe, wall mounted electric heater.

#### **Shower room**

Having tiled shower cubicle, low flush WC, wash hand basin with store cupboard below, strip light, heated towel, wall mounted extractor fan., vinyl floor covering, coving to ceiling.

#### **Outside**

There is ample residence parking and well maintained communal grounds.

#### **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 C**

#### **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 98 years  
Ground rent £359.24 per 6 months  
Ground rent review date and price increase  
Service charge £2633.35 per 6 months  
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) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **FLOORPLANS**

