

35 Hazeldine Court, Longden Coleham, Shrewsbury,
Shropshire, SY3 7BS

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £110,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant position within this favoured retirement development for the over 60s, which was constructed by McCarthy Stone this a well proportioned, particularly spacious and neatly presented one double bedroom first floor retirement apartment. This development has the advantage of a house manager, residents lounge which has a variety of activities available to residents and lovely communal grounds which border the River Severn. The apartment is situated within this desirable residential location, close to a variety of local shops, amenities and within walking distance of the historic town centre of Shrewsbury. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Secure communal entrance with communal stairs and lift, entrance hallway, L shaped lounge/diner with Juliet style balcony, attractive kitchen, double bedroom with large built-in mirror fronted double wardrobe, bathroom, on-site development manager, Appello emergency call system ensuring help is always at hand, residents lounge, communal laundry facilities, guest suite, residents parking, beautifully kept communal grounds with large paved sun terrace area overlooking the River Severn and towards the Shrewsbury town centre, electric heating, sealed unit double glazing, NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance gives access to:

Communal halway

With lift and stairs rising to:

First floor

Door then gives access to:

Entrance hallway

Having coving to ceiling, walk-in storage cupboard with water tank, wall mounted pull cord 24hr emergency care system.

Door from entrance hallway gives access to:

L shaped lounge/diner

15'7 max x 11'0 max

Having night storage heater, telephone point and TV aerial point, sealed unit double glazed window, sealed unit double glazed doors giving access to Juliet style balcony, coving to ceiling.

Wooden framed glazed double doors from lounge/diner gives access to:

Kitchen

9'0 x 5'9

Having eye level and base units with built -in cupboards and drawers, space for appliances, integrated oven, four ring electric hob with cooker canopy over, sealed unit double glazed windows to front, tiled splash surrounds, vinyl floor covering, coving to ceiling.

From entrance hallway doors give access to: Double bedroom and bathroom.

Bedroom

10'8 max x 8'8 max

Having sealed unit double glazed window to front, night storage heater, large fitted mirror fronted wardrobe, telephone point.

Bathroom

Having a timber style panel bath with mixer shower over, low flush WC, wash hand basin set to vanity unit, tiled to walls, wall mounted strip light, coving to ceiling, extractor fan, wall mounted pull cord electric heater.

Outside

There are well maintained communal grounds and generous size parking area.

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 B

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 104 years
Ground rent £385.00 per annum
Ground rent review date is 2027 with a price increase TBC
The current service charge is £3128.00 per annum however this service charge can fluctuate year on year

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	85	86
(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

