



54 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.
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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 £145,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position within this popular modern retirement development for the over 60's, which was constructed by McCarthy Stone. This is a spacious and well-proportioned large one double bedroom, second floor retirement apartment. This development has the advantage of a House Manager, residents lounge (which has a variety of activities available for the residents), well-maintained communal grounds (some of which border the River Severn) and have a pleasing aspect towards the Shrewsbury town centre. This development is situated within this desirable residential location within walking distance of excellent local amenities and the historic town centre of Shrewsbury. Viewing recommended.

The accommodation briefly comprises, the following: Secure communal entrance with communal stairs and lift, reception hallway, large L-shaped lounge/diner with aspect looking towards Longden Coleham, modern kitchen, Large double bedroom with built-in mirror fronted wardrobe, modern shower room, onsite development manager, emergency cord system (ensuring help is always at hand), residents lounge, communal laundry facility, guest suite (charges are applicable), residents parking plus additional visitor parking, well-maintained communal grounds with Large paved sun terrace area over looking the River Severn towards the Shrewsbury town centre, electric heating, sealed unit double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Communal entrance hall

With communal lift and stairs rise to communal second floor landing. The apartment entrance door gives access to:

L-shaped reception hallway

Having coving to ceiling, wall-mounted Tunstall emergency care line, loft access, generous sized store cupboard housing Pulsa Coil system, wall-mounted electricity consumer unit. Door from reception hallway gives access to:

Spacious L-shaped lounge/diner

26'6 x 10'5 max

Having wall-mounted digital electric heater, four sealed unit glazed windows with pleasing aspect towards Coleham, coal effect electric fire set to a marble style hearth with matching fire surround, coving to ceiling. Wooden framed glazed double doors from L-shaped lounge/diner give access to:

Attractive kitchen

8'11 x 5'8

Having eye level and base units, built-in cupboards and drawers, integrated Hotpoint oven, four ring Electrolux electric hob with cooker canopy over, vinyl floor covering, tiled splash surrounds, sealed unit double glazed window looking towards Pound Close, fitted worktops with stainless sink, free-standing white goods (which include fridge and freezer), coving to ceiling.

From reception hallway doors then give access to a large double bedroom and shower room.

L-shaped double bedroom

15'6 max x 14'7 max reducing 9'9 min

Having a large mirror fronted wardrobe, two sealed unit double glazed windows with pleasing aspect towards the Abbey Church, the Shirehall and the Column, wall-mounted electric heater, coving to ceiling.

Shower room

Having a large double width shower cubicle, low flush WC,

wash hand basin with storage cupboard below, tiled to walls, coving to ceiling, wall mounted extractor fan, vinyl floor covering, heated towel rail, strip light with mirror below.

Outside

There are well maintained communal grounds, some of which look over the River Severn and towards the Shrewsbury town centre and a generous sized residents parking area, with additional visitor parking.

Services

Mains water, electricity, drainage and gas 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

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is LEASEHOLD, but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 125 years.

Ground rent £385.00 per annum.

Ground rent review date is 2027 with a price increase TBC.

The current service charge is £3129.10 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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

