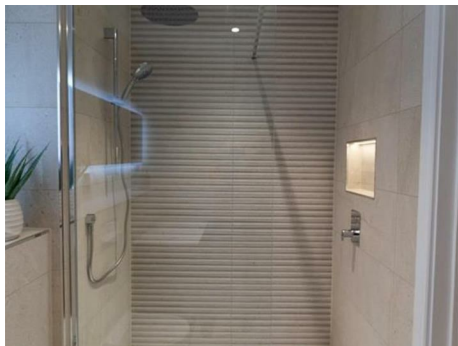
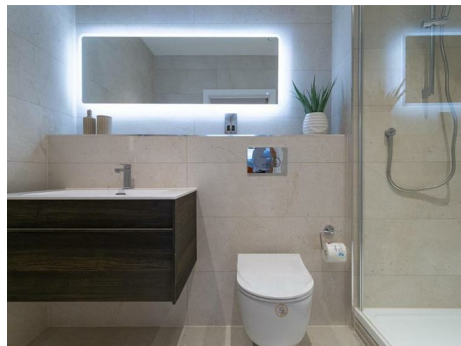




7 Old Coleham Court, Coleham, Shrewsbury, Shropshire, SY3 7BP

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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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:

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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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**Offers In The Region Of £229,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**  
e: **sales@hbshrop.co.uk**

Located within this highly contemporary and unique development comprising of 43 luxury apartments and penthouses, this is a spacious and beautifully finished, impressive larger than average one double bedroom first floor apartment, offering luxury living accommodation throughout, which has been constructed by renowned award winning local developers SY Homes. Coleham is highly popular residential location boasting an excellent range of local amenities and is within a stones throw of tranquil riverside walks leading to medieval town Centre of Shrewsbury. Early viewing is essential with this superb property and luxury development can be fully appreciated. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Secure communal hotel style reception hall with lift and stairs access, reception hallway, bespoke modern open plan lounge/diner/kitchen with a range of high end units and built-in appliances, large double bedroom with fitted Hammonds wardrobes, bespoke bathroom, landscaped Mediterranean style private residence courtyard with zone sitting areas, floor to ceiling windows with a south facing aspect flooded with natural light, Scandinavian double glazed windows providing excellent sound and heat insulation, beautifully architectural and engineered state of the art building. Viewing is essential.

The accommodation in greater detail comprises:

Secure communal entrance hallway. This bright and airy space provides a true WOW factory having tiled flooring, feature wall panels, communal stairs and lift gives access to all levels via a security fob for all residences securing security has been well thought-out.

#### Reception hallway

Having large storage cupboard.

#### Bespoke open plan lounge/diner/kitchen

A superb bright and airy living space with full height windows having remotely operated blinds and providing a pleasing aspect along Old Coleham. The kitchen area comprises: A high standard contemporary range of eye level and base units with built-in cupboards and drawers, integrated appliances.

#### Bedroom

A generous size double room with full height windows having a delightful aspect along Old Coleham, a custom range of Hammonds fitted wardrobes with hanging rails, storage and shelving.

#### Bathroom

Having an exceptionally modern suite using Porcelenosa Sanitaryware having bath with mixer shower over, wash hand basin set to vanity with storage below and back lighting mirror over, WC with hidden cistern, contemporary tiled surrounds and flooring.

#### Outside

Apartment 7 is located yards away from the entrance leading to a beautifully landscaped residence courtyard having a peaceful and stylish open sanctuary where residences can meet and relax. Finished to a Mediterranean design with seating areas and Olive trees. Of an evening subtle lighting creates private zone areas. The courtyard measures over 300 sqm and has two steps and three entrances.

#### AGENTS NOTE

An acoustic engineer consulted on Old Coleham Court as part of the architectural process. Sounds absorption has

been considered throughout the building with neatly insulation walls. Bespoke Scandinavian windows from Rational improve the energy efficiently and sound proofing of the property. Parking is available and has a sufficient automatic number plate recognition system to access, along with the electric charging bays. Some photography within these sales details are for illustration purposes only.

#### Services

Mains water, electricity 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 D

#### Tenure

Sold as a LEASEHOLD, with a share of Freehold  
Approximate Length of lease remaining is 250 years  
Ground rent and Ground rent review date N/A  
Service charge for this property will be £160 PCM  
Service charge is fixed for three years from Completion date  
All main services installed: electric, water  
Council tax band B ( unconfirmed) - £145 / month estimated  
EPC rating B

All gallery photos are illustrative only, CGI impressions or photos from SY homes' previous developments.

#### 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).

#### Features

Interior Courtyard for residents  
Raised level, allocated residents parking  
ANPR (Automatic Number Plate Recognition) for parking security  
Electric vehicle charging points  
Excellent energy efficiency - EPC rating B

Spacious rooms with open-plan layouts  
Bespoke kitchens from Nolte with integrated appliances  
Luxurious tiles and sanitary ware from Porcelanosa

#### 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>                            |                         |                                                                                     |
| (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



**7**  
Total sq m:  
**64.0**

www.syhomes.co.uk  
sharon@syhomes.co.uk  
01743 403131

 SYHOMES

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.