



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Flat 26, Pengwern Court, Longden Road, Shrewsbury SY3 7JE

£95,000 Region

To view this property please call us on **01743 236 800** Ref: T7337/SL/MU

# A neatly kept, well presented and spacious, one bedroomed retirement apartment.

PRICED FOR QUICK SALE! This highly desirable retirement apartment offers well planned, spacious accommodation throughout with rooms of pleasing dimensions. The popular and award winning development also has the facility of a House Manager with 2 emergency care lines, a security door system, communal laundry area and communal resident's lounge, a guest suite and large communal gardens and parking. The apartment also benefits from double glazing and electric heating.

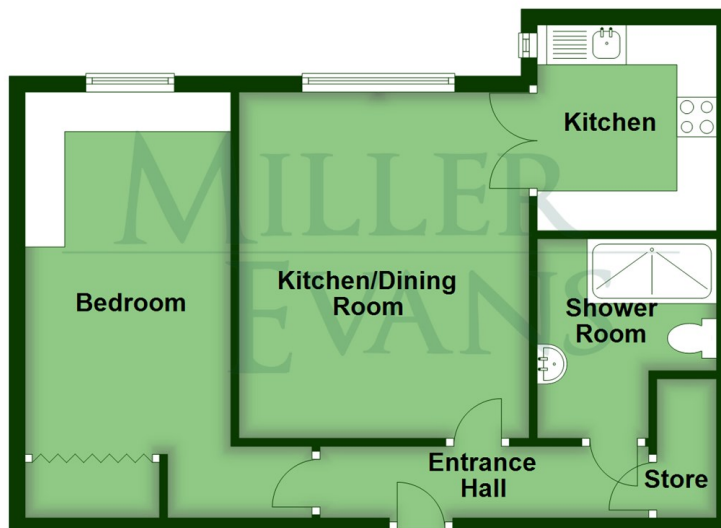
The apartment occupies an appealing position on the first floor and is well placed within easy reach of a good range of amenities including shops, the town centre, Quarry Park and Dingle Gardens, Theatre Severn and the Shrewsbury Railway Station.



## FLOOR PLANS

### Floor Plan

Approx. 521.6 sq. feet



Total area: approx. 521.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### GOOD SIZED ENTRANCE HALL

### SITTING ROOM

14'2" x 12'0" (4.32m x 3.66m)

With window overlooking the landscaped garden.

### KITCHEN

8'6" x 7'5" (2.59m x 2.26m)

Neatly appointed and fitted with a range of matching modern units and window overlooking the garden.

### SPACIOUS BEDROOM

17'7" x 8'6" (5.36m x 2.59m)

With a range of built in bedroom furniture and built in wardrobe.

### SHOWER ROOM

Easy access shower cubicle

Wash hand basin

WC

## OUTSIDE THE PROPERTY

COMMUNAL LANDSCAPED GARDENS and communal parking area.

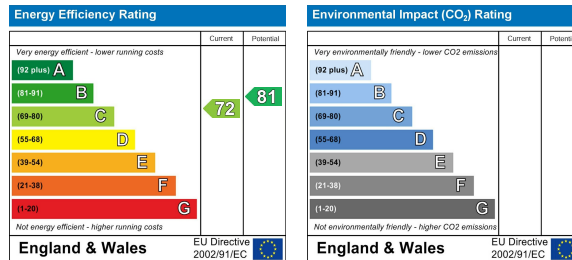


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and around the gyratory system into Coleham Head. After a short distance turn right into Longden Coleham and proceed past the shops and continue up the bank where Pengwern Court will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected.

### TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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