



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**34 Pengwern Court, Longden Road, Shrewsbury,
SY3 7JE**

£120,000 Region

To view this property please call us on **01743 236 800** Ref: T7481/SL/KQ

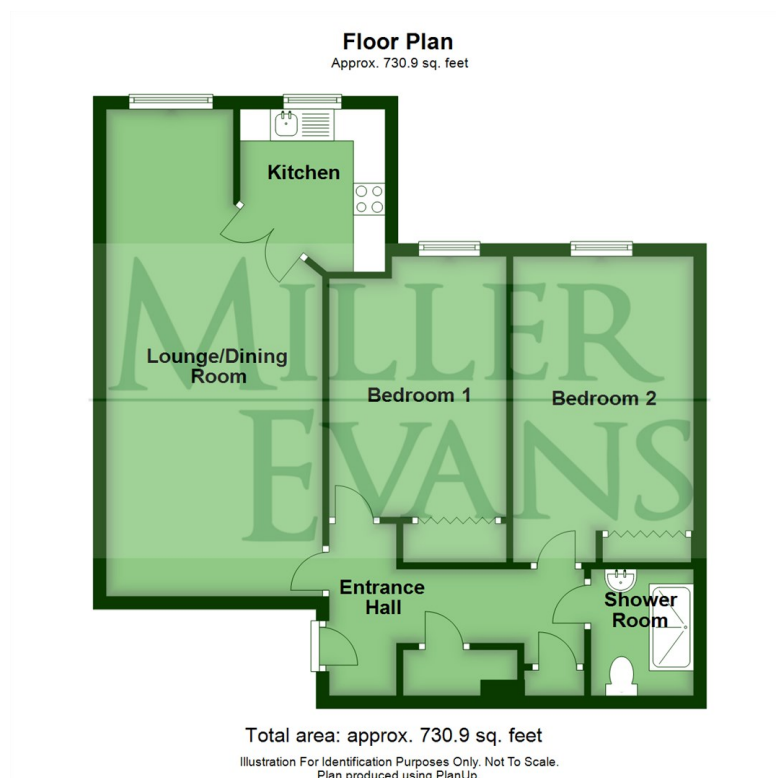
A neatly kept and well appointed two bedroom retirement apartment situated on the top floor of this award winning development.

This two bedroom leasehold apartment is situated on the top floor of this award winning development and provides well planned and well proportioned accommodation throughout with the benefit of electric night storage heating and double glazing, resident management staff and careline alarm service, lift to all floors, residents lounge, laundry, guest facilities and attractive communal gardens. The whole site is accessible by wheelchair with 34 flats in total. The primary occupant has to be 60 or over, however, the second occupant can be 55 or over.

The site is well placed within reach of amenities in Longden Coleham, the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Large cupboard housing hot water cylinder
Further storage cupboard with electric meters.

LOUNGE / DINING ROOM

25'2" x 11'2" (7.67m x 3.41m)

KITCHEN

8'6" x 7'6" (2.59m x 2.29m)

Neatly fitted and well appointed with a range of matching units

Fitted hob and built in oven/grill

BEDROOM 1

12'4" x 9'2" (3.76m x 2.79m)

Built in wardrobe with mirror fronted doors

BEDROOM 2

15'10" x 9'4" (4.82m x 2.84m)

Built in wardrobe with mirror fronted doors

SHOWER ROOM

Newly fitted electric shower unit

Wash hand basin, wc

OUTSIDE THE PROPERTY

Communal landscaped gardens and parking area for residents.

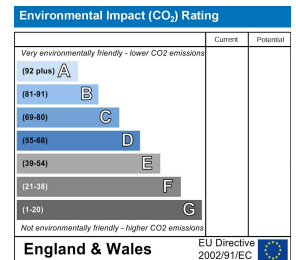
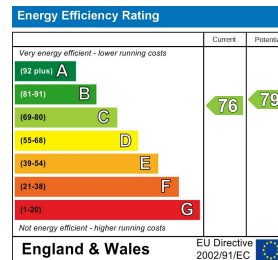


HOW TO FIND THIS PROPERTY

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

Council Tax Band: C

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: 

 The UK's number one property website

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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