



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

£90,000 Region

To view this property please call us on **01743 236 800** Ref: T4787/SL/KQ

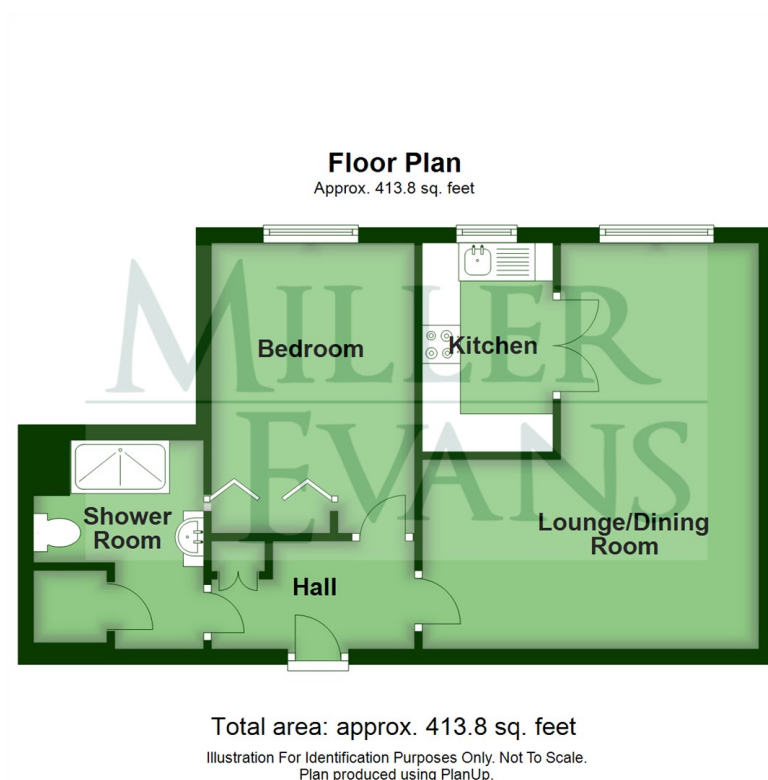
A spacious first floor one bedroom leasehold retirement apartment.

This one bedroom retirement apartment provides well planned accommodation throughout with rooms of pleasing dimensions and benefits from electric night storage heating and double glazing. The award winning development is designed for people aged 60 and above with many benefits including a resident house manager, together with a 24hr emergency care response system, secure communal entrance with a lift to all levels, fully equipped laundry room and residents lounge. There is also a guest suite available for visitors at a minimal charge.

The development is well placed within easy reach of excellent amenities in Longden Coleham and the town centre with Quarry Park, Dingle Gardens and Theatre Severn.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

L SHAPED LOUNGE / DINING ROOM

8'2" x 14'6" (2.49m x 4.42m)

Window with views towards Quarry Park and town centre.

KITCHEN

9'0" x 5'8" (2.74m x 1.72m)

Neatly appointed and fitted with a range of matching units

BEDROOM

12'6" x 8'9" (3.81m x 2.67m)

Built in wardrobes

SHOWER ROOM

Walk in shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

Communal gardens and residents parking.

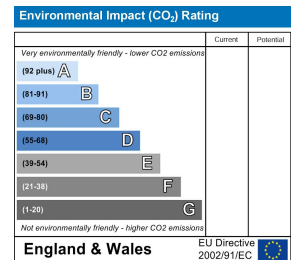
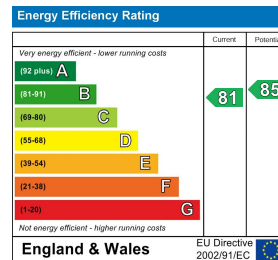


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English bridge around the gyratory system into Coleham Head. Turn right into Longden Coleham and continue along Longden Road, 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: B

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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones