



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

21 Thomas Court, Longden Coleham, Shrewsbury SY3 7EX

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T7762/SL/MU

A stunning, Duplex Pavilion apartment with spectacular views over the River Severn towards the English Bridge with the town centre in the distance.

This particularly attractive and spacious, Duplex Pavilion apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. All of the principal rooms enjoy a spectacular view over the communal gardens, the River Severn, English Bridge and the town centre. The property has been improved and is presented by the current owners to an exacting standard and has the benefit of electric central heating and double glazing.

The property occupies an enviable position on this award winning development, essentially designed for people over the age of 40 years. The development is situated in a remarkable location with views across the River Severn towards the English Bridge and the town centre and is also well placed within reach of excellent amenities in Londen Coleham with a selection of Artisan shops and the town centre via the English Bridge or from Longden Coleham the Grey Friars Bridge where there are many attractive boutique style shops, cafes, restaurants, fashionable bars, The Theatre Severn and the Quarry Park and Dingle Gardens together with the Shrewsbury Railway Station. Ideally placed within easy reach of the nearby A5 Motorway link allowing access onto the M54 leading to the West Midlands.



INSIDE THE PROPERTY

FIRST FLOOR ENTRANCE HALL

With large built in store/linen cupboard.
Further built in storage cupboard.

CLOAK ROOM/SHOWER ROOM

Neatly appointed with a corner shower
Hand basin
WC low type flush.

MASTER BEDROOM

8'7" x 15'4" (2.62m x 4.67m)
Built in wardrobe
Two windows with spectacular outlooks.

EN SUITE BATHROOM

With panelled bath
Hand basin
WC

BEDROOM 2

9'11" x 11'5" (3.03m x 3.49m)
Window with similar views to the master bedroom.

BEDROOM 3

6'5" x 11'5" (1.95m x 3.49m)
Window with views similar to master bedroom and bedroom 2.

From the first floor entrance hall a STAIRCASE rises to a :

IMPRESSIVE LOUNGE/DINING ROOM

25'7" x 16'2" (7.81m x 4.93m)
With windows all enjoying spectacular views of the River Severn, the English Bridge and beyond
Attractive fireplace feature

KITCHEN

8'7" x 8'5" (2.62m x 2.56m)
Neatly appointed and fitted with a range of matching modern units with integrated appliances

STUDY/BEDROOM 4

9'8" x 8'5" (2.94m x 2.56m)
With fitted book/display shelving

OUTSIDE THE PROPERTY

Attractive and neatly kept, well maintained LANDSCAPED GARDEN and GROUNDS with an inner courtyard with ornamental water feature, extensive lawns skirting the perimeter of the development with river views and a spacious and generous communal CAR PARK.





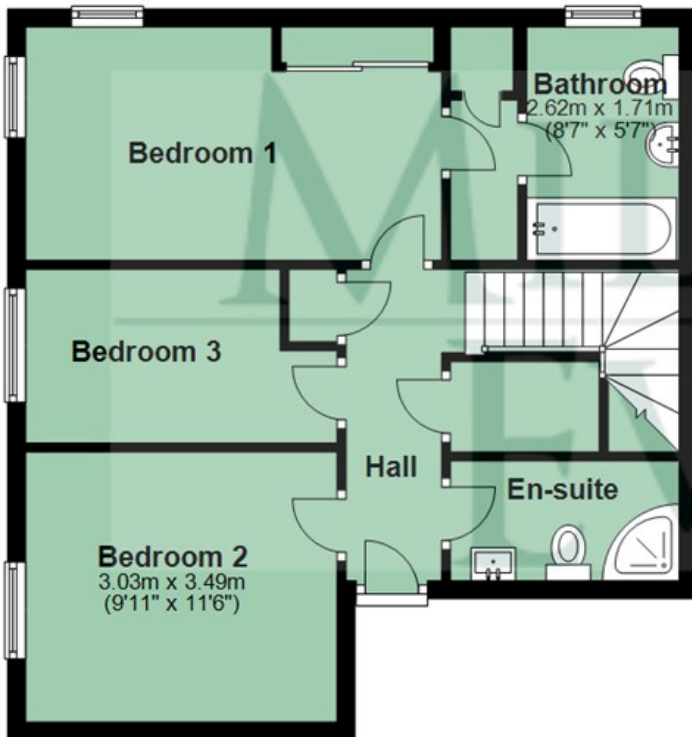




FLOOR PLANS ...

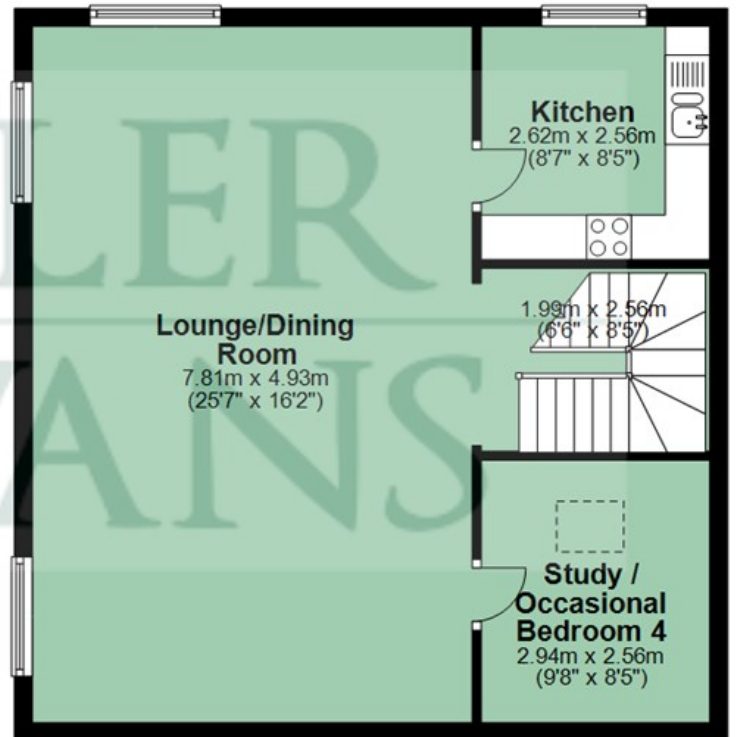
First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



Second Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



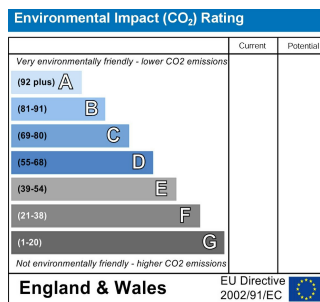
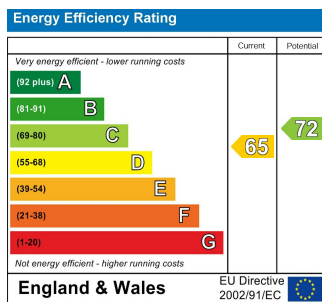
Total area: approx. 110.3 sq. metres (1187.8 sq. feet)

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head, turning right into Longden Coleham and immediately right into the entrance to the development with its generous parking space.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas 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: E

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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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