



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Thomas Court, Longden Coleham, Shrewsbury,**

**£260,000 Region**

To view this property please call us on **01743 236 800** Ref: T7470/SL/KQ

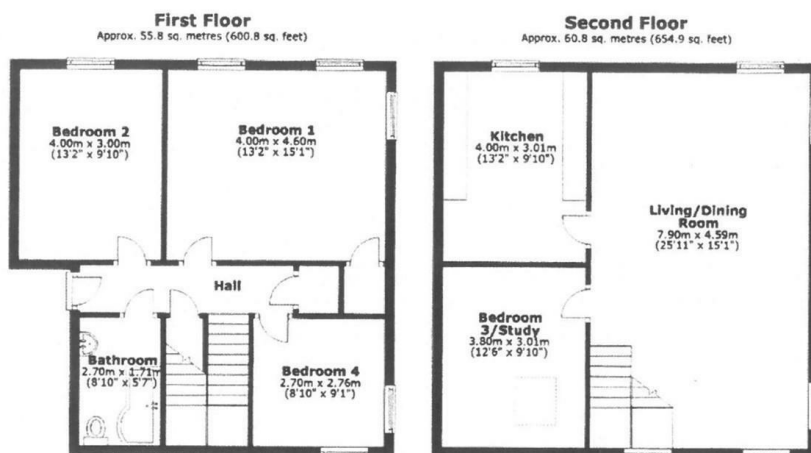
# A superb four bedroom Penthouse apartment within walking distance of the town centre.

This superb four bedroom Penthouse apartment for the over 45's offers spacious accommodation over two floors comprising; three bedrooms and bathroom to the first floor and open-plan living/dining room, kitchen and further bedroom to the second floor. Communal gardens and parking space. The property also benefits from double glazed sash windows, electric heating and an on-site house manager.

The property is pleasantly situated in this popular and sought after residential development, within easy reach of Longden Coleham with superb amenities, while also being well placed for access to the nearby town centre with all its shopping and transport facilities. This property benefits from having no upward chain.



## FLOOR PLANS



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanIt.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### BEDROOM 1

13'2" x 15'1" (4.01m x 4.60m)

Two windows

#### BEDROOM 2

13'2" x 9'10" (4.01m x 3.00m)

Window

#### BEDROOM 4

8'10" x 9'1" (2.69m x 2.77m)

Window

#### BATHROOM

8'10" x 5'7" (2.69m x 1.70m)

Panelled bath

Wash hand basin, wc

STAIRCASE rising to:

### OPEN-PLAN LIVING/DINING ROOM

25'11" x 15'1" (7.90m x 4.60m)

Three windows with views towards the town centre

### KITCHEN

13'2" x 9'10" (4.01m x 3.00m)

Range of fitted base units

Space for appliances

### BEDROOM 3 / STUDY

12'6" x 9'10" (3.81m x 3.00m)

Velux window

### OUTSIDE THE PROPERTY

Private parking space and visitor parking.

Landscaped communal gardens with seating areas overlooking the River Severn.

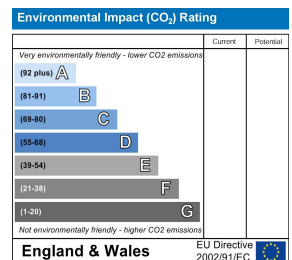
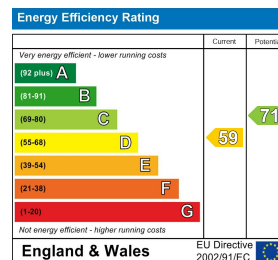


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system onto Belle Vue Road. Turn right into Longden Coleham and almost immediately right again into Thomas Court.



## 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: D

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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