



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**21 Hazledine Court, Longden Coleham,
Shrewsbury, SY3 7BS**

**Asking Price
£125,000**

To view this property please call us on **01743 236 800** Ref: T8135/WM/KQ

Well appointed first floor, one double bedroom River View apartment.

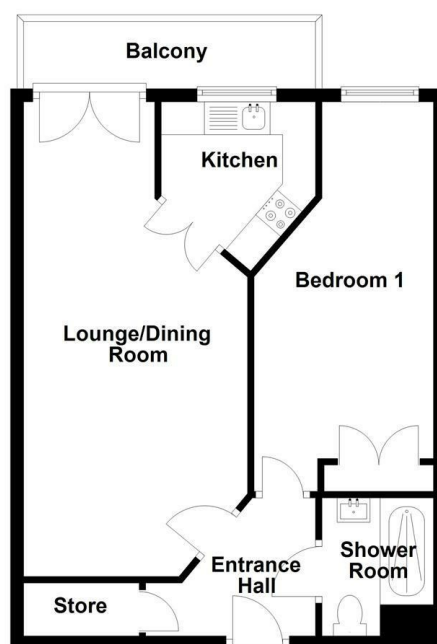
This one double bedroom first floor apartment has the benefit of its own private balcony which enjoys fantastic views over the River Severn and town centre beyond. The apartment which has lift access briefly comprises; entrance hall, lounge/dining room, kitchen, bedroom and shower room. The property benefits from double glazing and electric heating.

Hazledine Court was constructed by McCarthy Stone and occupies an extremely convenient position in Longden Coleham, close to excellent amenities including local shops and the nearby town centre. The development has a house manager, along with a care-line system and residents must be over 60 years of age. There is a residents lounge and communal gardens which enjoy views of the river Severn towards the town centre and the English Bridge.



FLOOR PLANS

First Floor



Total area: approx. 545.8 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

23'8" x 6'7" (7.22m x 2.00m)

Feature fireplace

Double doors to kitchen

Double doors opening to:

BALCONY

3'4" x 14'7" (1.02m x 4.44m)

Providing a seating area and enjoying fantastic views over the River Severn

KITCHEN

6'7" x 7'9" (2.00m x 2.35m)

Fitted with a range of matching wall and base units

Recently fitted built in oven and inset hob and extractor hood

BEDROOM

19'5" x 8'11" (5.93m x 2.73m)

Built in wardrobes

SHOWER ROOM

Shower cubicle

Wash hand basin, newly fitted wc

Heated towel rail

OUTSIDE THE PROPERTY

Communal gardens and grounds.

Communal parking area.

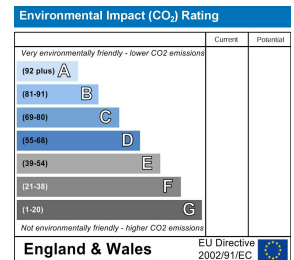
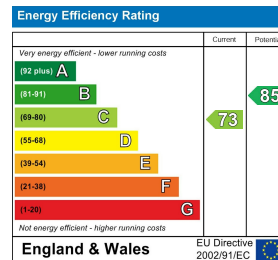


HOW TO FIND THIS PROPERTY

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 Hazledine Court will be found after a short distance on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, 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. Images may have been enhanced.

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

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