



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



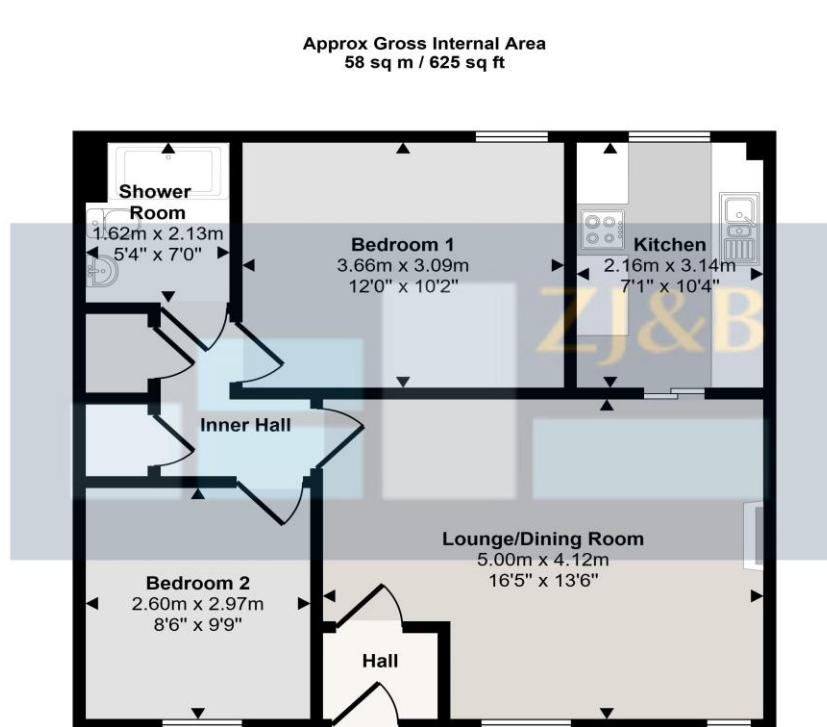
2 Thomas Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7EX

£180,000

A well designed, spacious, self-contained, 2-bedroom apartment for the over 40's, situated in beautiful, landscaped gardens bordering the River Severn.



This two-bedroom ground-floor apartment enjoys its own direct entrance within a popular riverside development for the over-40s. Carline Fields is set close to the English Bridge and rests in beautiful, landscaped residents' gardens which border the River Severn. The apartment provides well-designed, spacious accommodation, which begins with the entrance hall. The generous living/dining room has a feature Adams' style fireplace, two windows and offers excellent living space and plenty of room for a dining table. Sliding doors lead through to the kitchen, which offers an array of units and space for a range of appliances. An inner hall, from the living room, provides access to the bedroom accommodation; the larger of the two is to the back of the apartment and enjoys views over the English Bridge. The second bedroom is also a good size, and the modern shower room is well equipped with a 3-piece suite. The property benefits from an electric heating system, and there is communal residents' parking. For peace of mind, although the property is self-contained, there is the security of an on-site visiting house manager and emergency 24-hour Apello call system. The property is offered with no upward chain, and due to the scarcity of properties like this, we anticipate a high level of interest. The property is leasehold with 59 years remaining (September 2085). Service Charge is £188.37 pcm (£2260.44 pa) and Ground Rent is £110 pa.

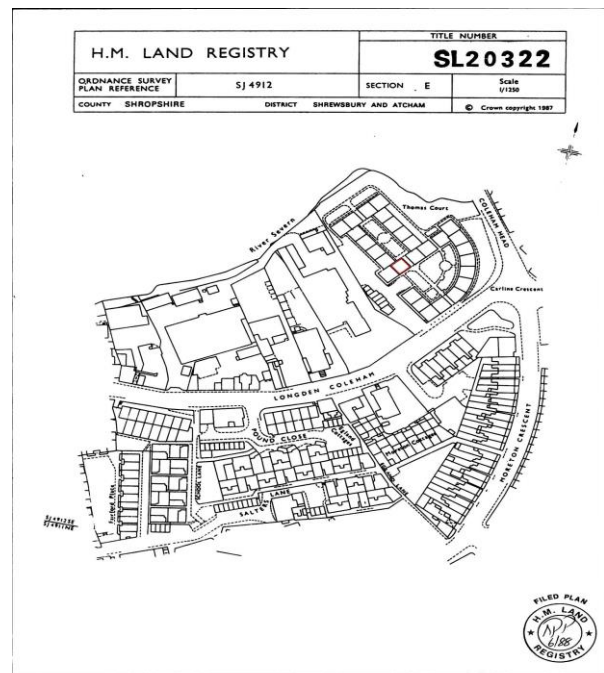


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)			
2 Thomas Court Londen Coleham SHREWSBURY SY3 7EX	Energy rating C	Valid until: 19 August 2036	
		Certificate number: 9683-3045-9208-4256-3200	
Property type		Ground-floor flat	
Total floor area		54 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			



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Council Tax Band C

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage