



7 Pengwern Court, Shrewsbury, SY3 7JE

2 bedroom ground floor apartment — £130,000 Leasehold

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Coopergreenpooks.co.uk

£130,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

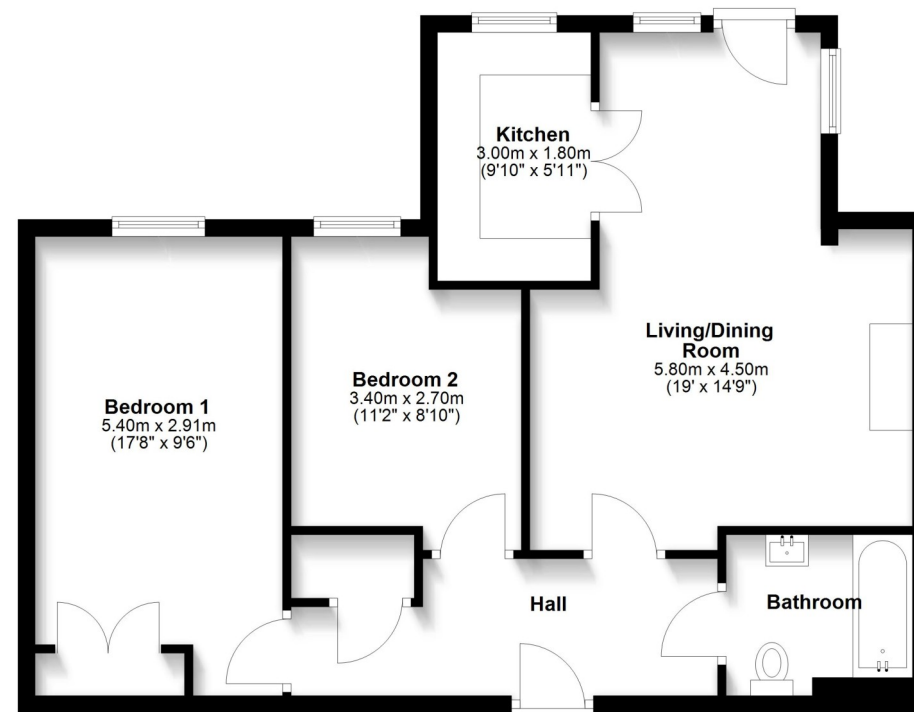
Occupying a lovely position within a purpose built retirement development, this larger style ground floor apartment offers well-proportioned accommodation, while benefitting from direct private access onto the landscaped communal gardens.

KEY FEATURES

- Good sized entrance hall with useful storage and telephone intercom system
- Large open plan living/dining room with feature fireplace, windows to two elevations and a glazed door opening onto a courtyard and gardens
- Separate kitchen with a range of fitted units and space for appliances
- Two double bedrooms, with the master having built in wardrobes, and a re-fitted bathroom with shower
- Electric storage heating and double-glazed windows
- Conveniently situated on the ground floor, with easy access from street level, and on the same floor as the nicely furnished and spacious residents lounge
- Resident house manager along with 24-hour emergency care line response system. There is also additional guest suite accommodation for visitors
- Attractively landscaped and private communal gardens with pathways and seating areas
- Superb location, just a few minutes' walk from the varied amenities of Longden Coleham, as well as some beautiful river walks and the town centre
- Sold with no upward chain

Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)



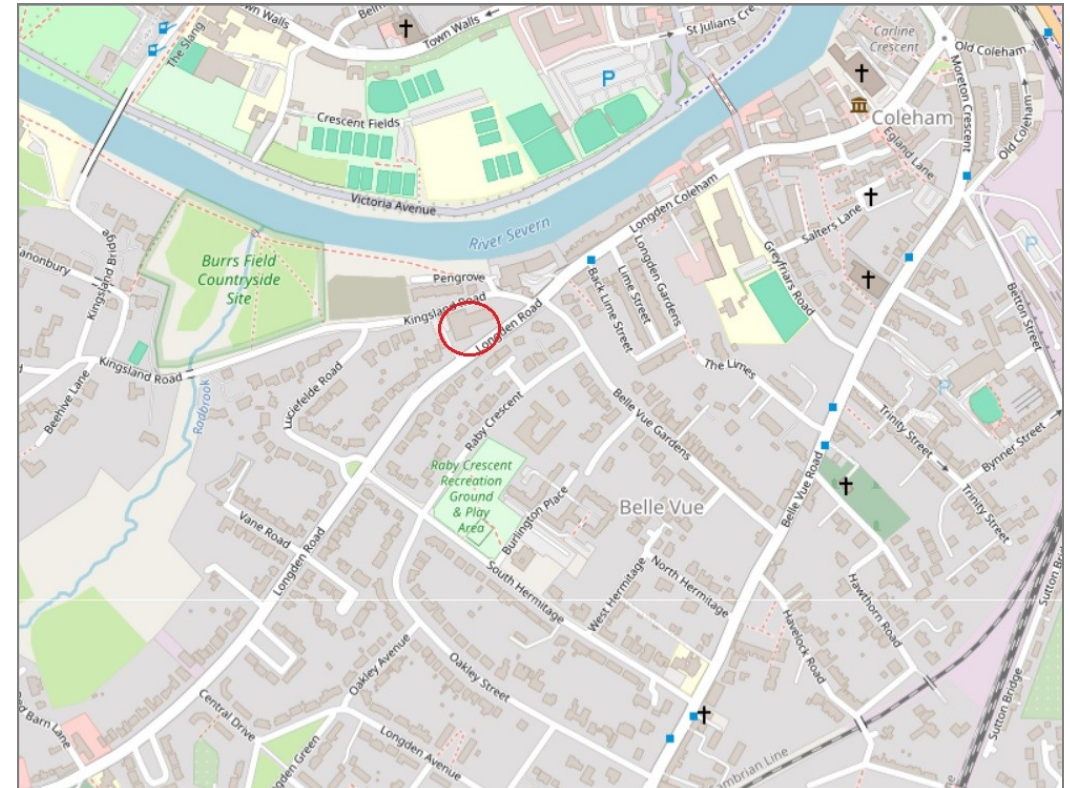
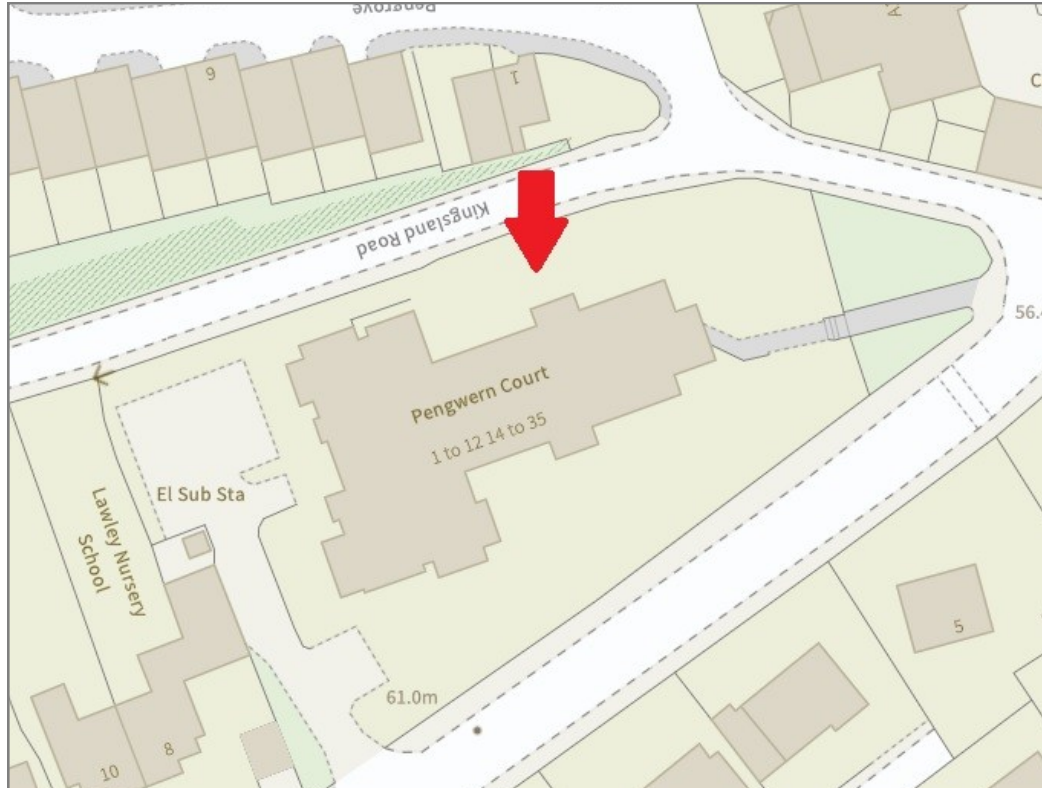




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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Lease	125 from 1998
Service Charge	£3,369 Paid twice a year (£6,738.00 annually)
Ground Rent	£359.00 paid twice a year (£718.00 annually)
Local Authority	Shropshire Council

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



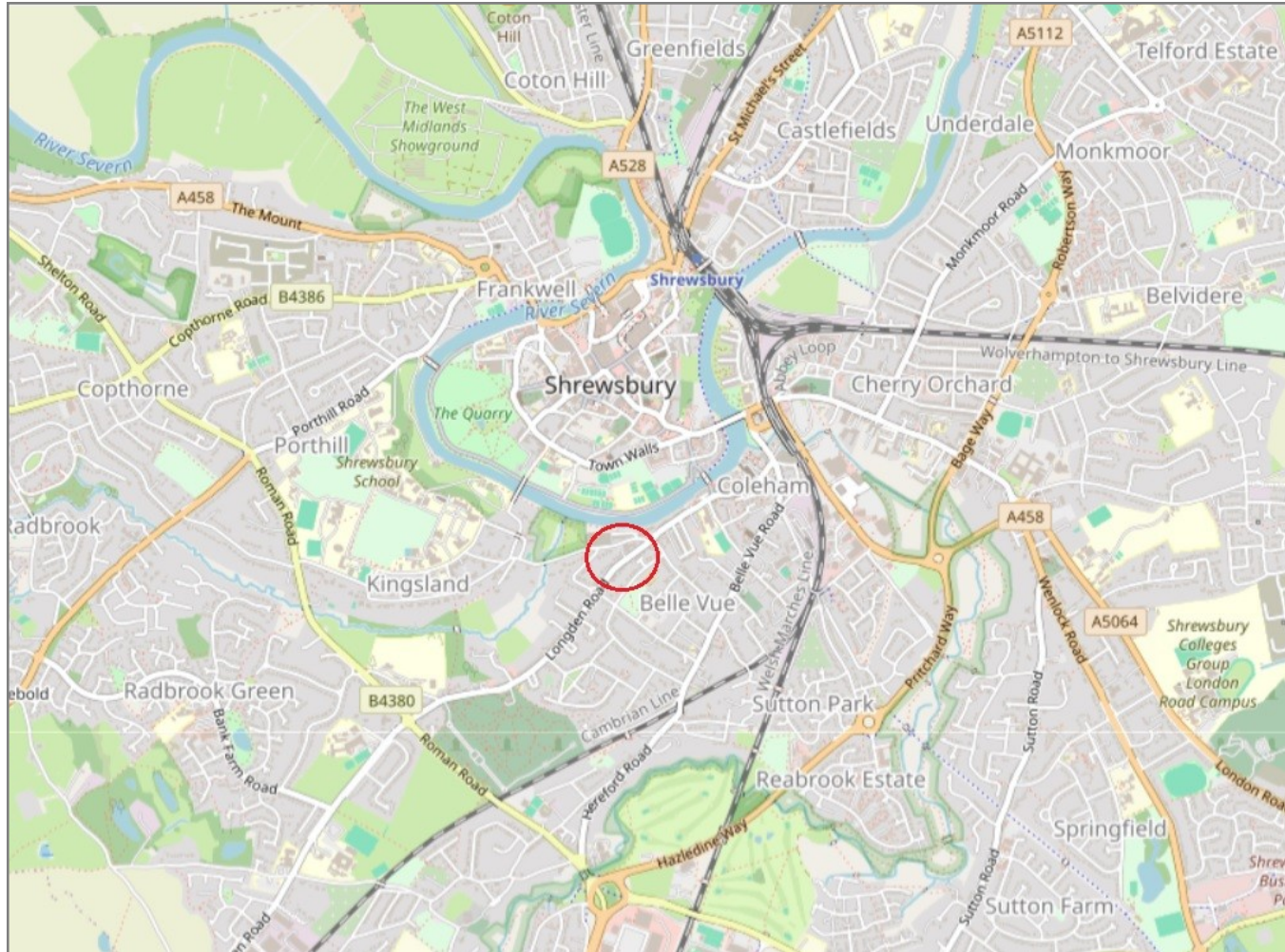
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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