



SAMUEL WOOD

55, Hazledine Court Longden Coleham, Shrewsbury, Shropshire, SY3 7BS

Offers In The Region Of £110,000



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Shrewsbury, Shropshire, SY3 7BS



- Top Floor - Recently Decorated Apartment
- Spacious living room with Feature Fireplace
- Double Bedroom with Fitted Wardrobes
- Residents Lounge, Laundry & Visitors Guest Room
- Meticulously Maintained Communal Gardens with River Views
- Popular Development for the over 60's
- Fitted Kitchen with New Oven & Fridge
- 24-Hour Emergency Call System
- Close to Amenities & Town Centre
- EPC Rating C

Samuel Wood is pleased to offer for sale this well-presented top-floor apartment in the popular Hazledine Court development, Coleham, Shrewsbury. The apartment enjoys a pleasant road-facing aspect, has been recently redecorated throughout, and is offered with the option to include furniture within the sale. The development benefits from attractive communal gardens with river views, residents' and visitors' parking, lift access, and a communal residents' room. Ideally located within walking distance of Shrewsbury town centre, the property is well placed for local amenities, excellent transport links, and scenic riverside walks. Viewing is highly recommended.

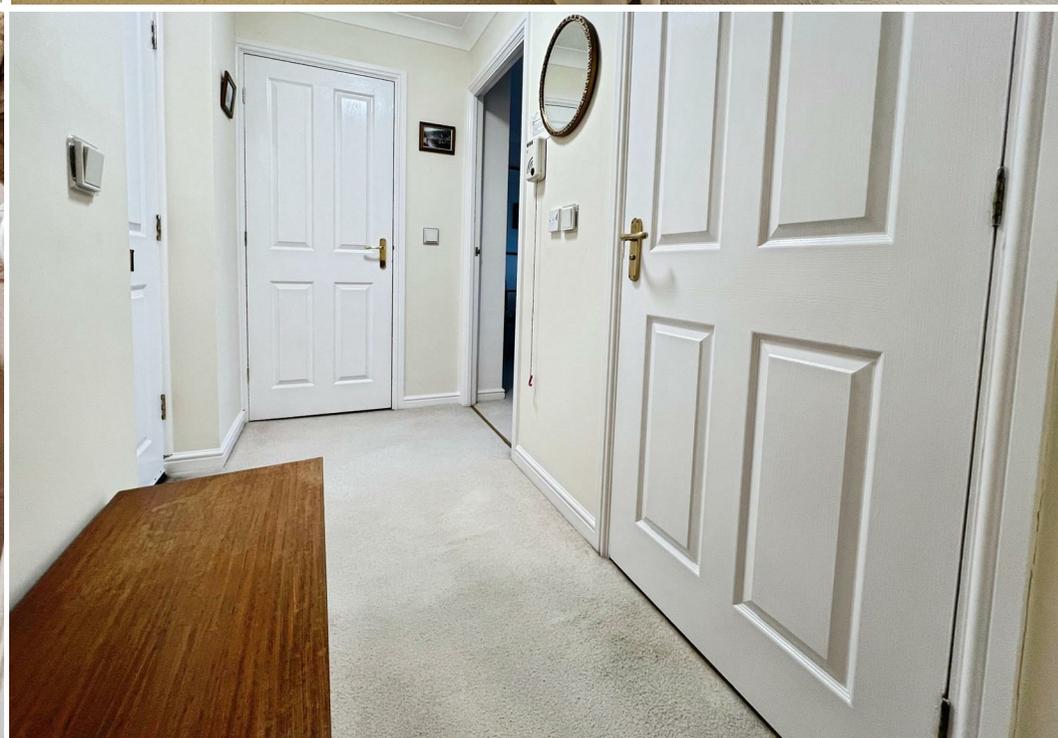
Accessed via a secure and well-maintained communal entrance, the property benefits from lift access to the top floor. The private reception hall provides a welcoming first impression and gives access to all principal rooms, with space for coats and additional storage. The living room is a light and comfortable space, well-proportioned and enhanced by a feature fireplace, creating an attractive focal point suitable for both relaxing and entertaining.

The kitchen is thoughtfully arranged and fitted with a range of units, incorporating a recently installed oven and fridge, offering both practicality and modern convenience.

The bedroom is a generous double room benefitting from fitted wardrobes, providing excellent storage while maintaining a clean and uncluttered feel. The bathroom is neatly appointed and features a vanity wash hand basin with integrated cupboard storage, along with complementary sanitary ware.

Externally, residents enjoy the use of residents' parking, lift facilities, and well-maintained communal areas, all of which are professionally managed and add to the overall appeal of the development.







Directions

What3Words: ///fruit.people.ropes

Services: We understand that the property has, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: High *to road but does not reach apartments.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 31.5.2007 - 103 years remain.

Service Charges: £3,129.10 PA

Ground Rent: £385 PA

Next Ground Rent Review Period: July 2026

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

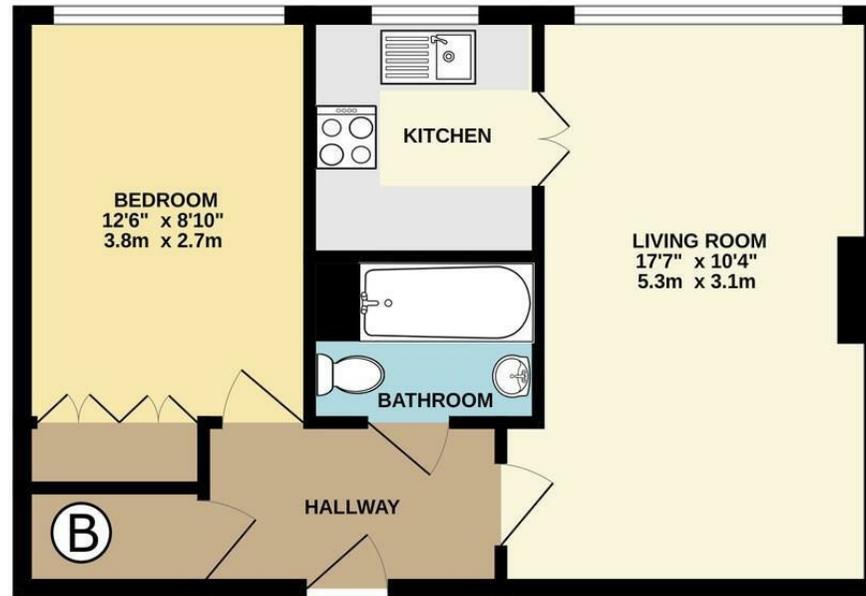
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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