



48 Hazledine Court, Longden Coleham, Shrewsbury, SY3 7BS

Shrewsbury & Country House Sales

**MILLER
EVANS**

48 Hazledine Court, Longden Coleham,
Shrewsbury, SY3 7BS

£110,000

Leasehold

- Award-winning retirement development for the over-55s
- Second floor position
- One bedroom and shower room
- Spacious living room/dining room
- Residents' lounge
- Communal gardens and riverside terrace
- Communal parking area
- Walking distance to the town centre, Quarry Park and Dingle Gardens
- Electric heating and double glazing



A spacious, second floor, one bedroom retirement apartment briefly comprising; entrance hall, spacious living room/dining room, kitchen, bedroom and shower room. Further benefits include electric central heating, double glazing and a secure, well-maintained environment designed specifically for comfortable retirement living.

Residents benefit from excellent communal facilities, including a welcoming residents' lounge and attractive communal gardens with a terrace overlooking the river towards the town centre, providing an ideal setting for relaxation and socialising.



ENTRANCE HALL
4'0" x 9'7"

LOUNGE / DINING ROOM
17'4" x 14'2"

KITCHEN
7'4" x 7'0"
Fitted with a range of matching wall and base units

BEDROOM
6'7" x 11'2"

SHOWER ROOM
5'5" x 7'0"
Shower cubicle
Wash hand basin, wc

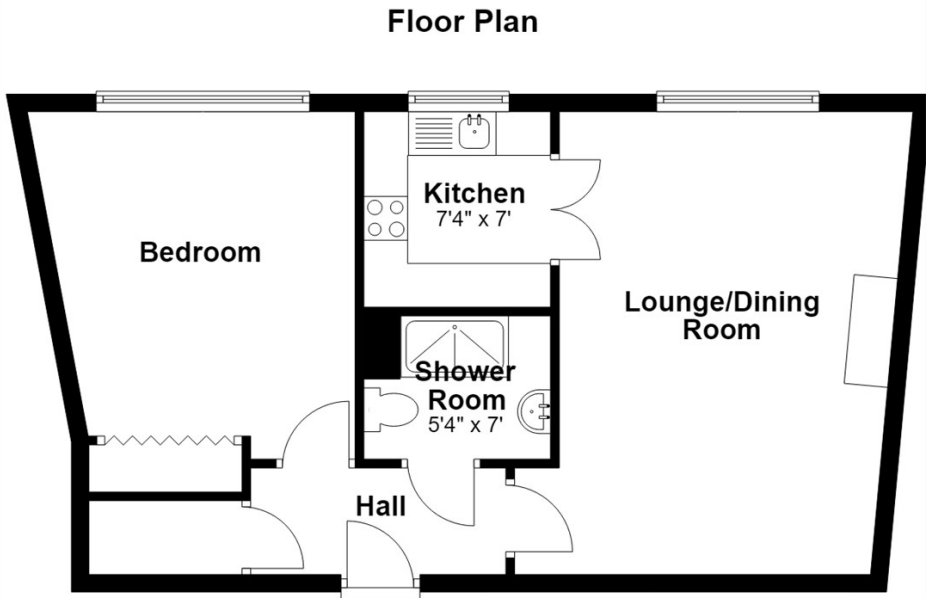
GARDENS AND GROUNDS

Attractive landscaped communal gardens and a communal parking area.



HOW TO GET THERE

The property is best approached out of Shrewsbury by car over the English Bridge around the gyratory system into Coleham Head. After a short distance turn right into Longden Coleham where the development will be found on the right hand side.



Total area: approx. 536.8 sq. feet

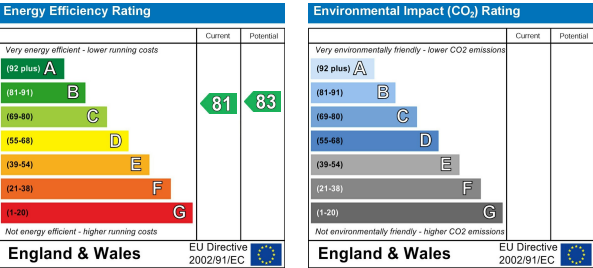
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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans



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. Some images may have been enhanced. This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

