



## 58 Hazeldine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS

**£80,000**

A particularly well designed spacious one bedroom apartment located on the second floor of this popular development for people aged 60 and over. Set in landscaped gardens, alongside the river, the accommodation provides: Hall, Large Living Room With Plenty Of Space For A Dining table, Fitted Kitchen, Excellent Double Bedroom, Stylish Refitted Shower Room. Residents Lounge And Laundry Room. 24 hour emergency call system, Lifts To All Floors. Central Location.



**58 Hazeldine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS Ref: 4739**

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

**Accommodation comprises**

From Communal Landing, entrance door with spy hole.

**'L' Shaped Entrance Hall**

Electric night storage heater, entry system, large walk-in airing cupboard with electric water heater.

**Living Room** 14' 4" x 13' 11" (4.37m x 4.24m)  
A good size room with walk-in double glazed dormer window to the front, electric night storage heater, ornamental fireplace with electric fire inset, large walk-in store cupboard, double doors to

**Kitchen** 9' 0" x 5' 8" (2.74m x 1.73m)

Attractively fitted with good range of units to 3 wall areas, tiled surround to work areas, laminate work tops, inset sink unit, integrated electric oven and 4 ring electric hob with filter hood above.

**Bedroom** 14' 6" x 13' 0" max 8' 5" min (4.42m x 3.96m/256m)

A large double bedroom, double glazed window with interesting roof top views to the side, large double fitted wardrobe with mirrored folding doors, electric night storage heater.

**Shower Room**

The Shower Room has been upgraded and provides an excellent feature of the property. Fully tiled walls, beautifully appointed with 3 piece suite including large corner shower cubicle with drench head and sliding doors, wash basin with cupboards beneath, WC, heated towel rail, extractor.

**Communal Facilities**

Hazeldine Court is set in landscaped communal gardens with adjoin the River Severn. There is a spacious Residents' Lounge, Communal Laundry Facility, lifts to all floors 24 hour emergency Apello call system and on-site Development Manager. It is a condition of purchase that owners are over the age of 60 year.

**Lease Details**

The property is on a 125 year lease from 2004 (105 years remaining). Ground Rent is £385 per annum. Service Charge is £1477.91 paid every 6 months - 01.03.23 - 31.08.24

**Council Tax Band B**

**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.

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

## Second Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

21/02/2024, 09:09

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

Apartment 55 Theobalds Court London Colindale SPW16 5JURY 31/3 T25	Energy rating <b>C</b>	Valid until 29 January 2033 Certificate number 6206-7000-0622-1270-0973
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Property type	Top-floor flat
Total floor area	58 square metres

#### Rules on letting this property

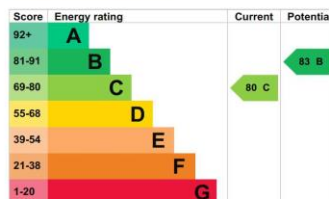
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-privately-rented-properties-minimum-energy-efficiency-standards>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

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

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/6206-7000-0622-1270-0973>

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### **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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**