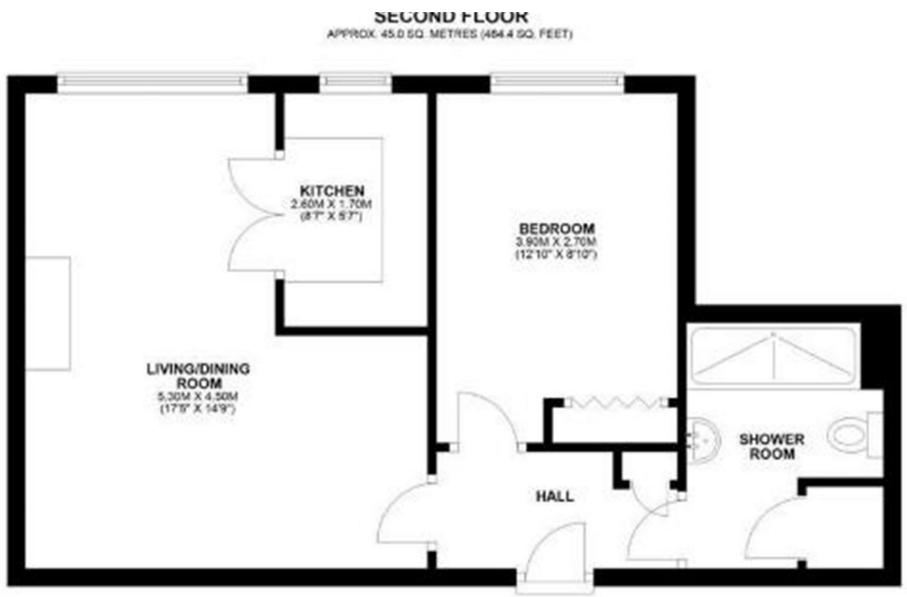
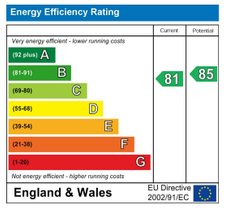
FOR SALE

Apartment 46 Hazledine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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FOR SALE

Offers in the region of £85,000

Apartment 46 Hazledine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS

A most desirable and attractively proportioned second floor retirement apartment with very easy lift access, communal gardens and communal parking (first come first served), in a lovely development located close to local amenities and within easy access of the town centre.

FOR SALE

Close to town amenities.

1 Reception Room/s

1 Bedroom/s

1 Bath/Shower Room/s

- **An attractive second floor flat**
- **24 hour emergency care line**
- **House Manager & Lift access**
- **Communal gardens & parking**
- **Guest suite for family**
- **NO ONWARD CHAIN**

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge and bear right around onto the gyratory system. Once under the railway bridge bear left onto Coleham Head and take the first right turn into Longden Coleham. Proceed for a short distance and the development will be found on the right hand side.

SITUATION

The property is located in a highly desirable position within this sought-after development of purpose-built retirement apartments. A selection of amenities are provided close by including cafés, hairdressers and a convenience store. Easy access is gained to the town centre which offers a fashionable and comprehensive range of social and leisure facilities, together with a rail service.

DESCRIPTION

A well presented and spaciously proportioned purpose built second floor retirement apartment offering naturally well lit accommodation, very access lift access and an attractive elevated courtyard aspect within a popular McCarthy & Stone development. Set within beautiful communal landscape gardens adjoining the River Severn. The accommodation itself offers a generous size reception hall with access off to the main accommodation including a particularly generous size lounge/diner, whilst twin doors open to a well equipped kitchen. Both these rooms overlook the central courtyard. The double bedroom features a built in wardrobe and is again well proportioned and overlooks the courtyard. The bathroom includes a fitted wide shower, vanity unit with cupboard space and a WC.

COMMUNAL AREAS

In addition to the communal gardens, there is an on-site house manager (during office hours) and a 24 hour residents care helpline, residents lounge with regular social activities and guest suite for family visits, together with a communal laundry facility. There is also parking for residents and visitors.

GENERAL REMARKS

No onward chain, ready for immediate possession.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Start date : 28 January 2005
Term: 125 years from 1 May 2004
Service charge: £3000 per annum
Ground rent: £400 per annum

SERVICES

Mains water, electricity and drainage are all available to the property. Electric storage heaters. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.