





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Apartment 35, Hazledine Court, Longden Coleham, Shrewsbury SY3 7BS

Offers in the Region of £98,000

To view this property please call us on **01743 236 800** Ref: T8145/SL/MU

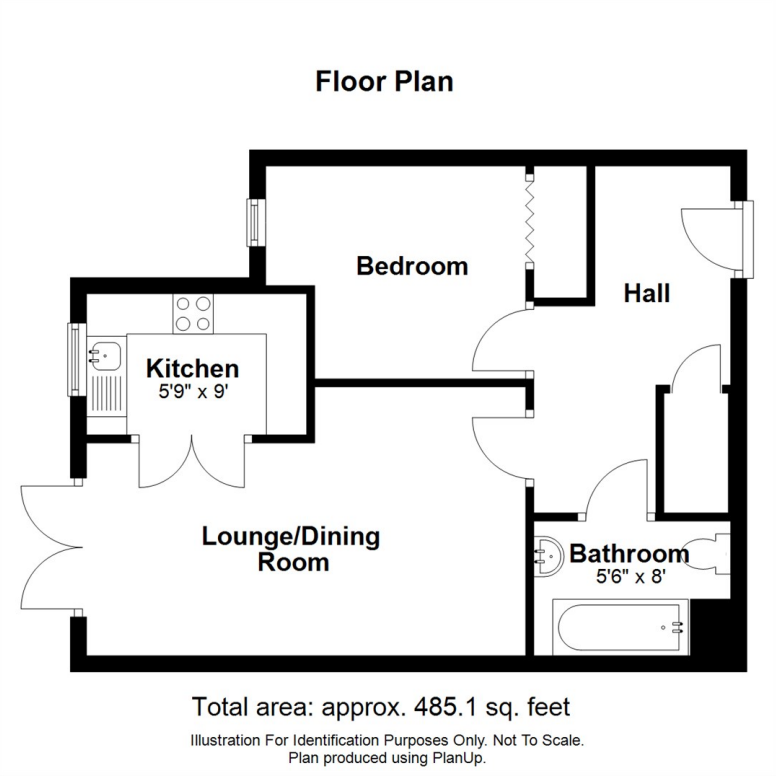
A well proportioned, particularly spacious and neatly presented one double bedroom first floor retirement apartment occupying a pleasant position within this favoured retirement development for the over 60s.

The accommodation briefly comprises :- Secure communal entrance with communal stairs and lift, entrance hallway, lounge/diner with Juliet style balcony, attractive kitchen, one small double bedroom and bathroom. On-site development manager, Appello emergency call system ensuring help is always at hand, residents lounge, communal laundry facilities and guest suite. Residents parking, beautifully kept communal grounds with large paved sun terrace area overlooking the River Severn and towards the Shrewsbury town centre. Electric heating and sealed unit double glazing,

The property is well placed in Longden Coleham with good local facilities within walking distance of the town centre and easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

COMMUNAL HALLWAY
With lift and stairs rising to first floor where door gives access to :

ENTRANCE HALL
Walk in storage cupboard
Pull cord 24 hour emergency care system.

LOUNGE/DINING ROOM
8'8" x 17'11" (2.64m x 5.45m)
Juliet style balcony

KITCHEN
5'9" x 8'11" (1.75m x 2.73m)
Fitted with a range of wall and base units

BEDROOM
8'8" x 10'7" (2.64m x 3.23m)

BATHROOM
With panelled bath with shower over
Vanity unit with wash hand basin
Low flush wc

OUTSIDE THE PROPERTY

There are well maintained COMMUNAL GROUNDS and generous size parking area.

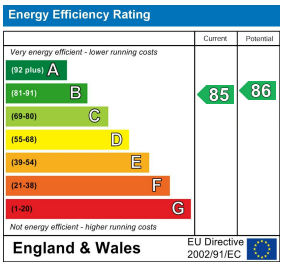


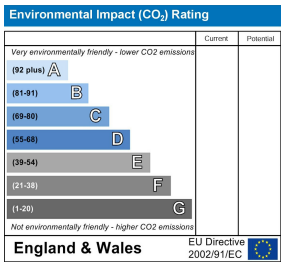


HOW TO FIND THIS PROPERTY

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.







HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

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.

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. Images may have been enhanced.

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 you with your decision to move.

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Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

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