



**7 Pengwern Court, Shrewsbury, SY3 7JE**

2 bedroom ground floor apartment—£130,000 Leasehold

£130,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

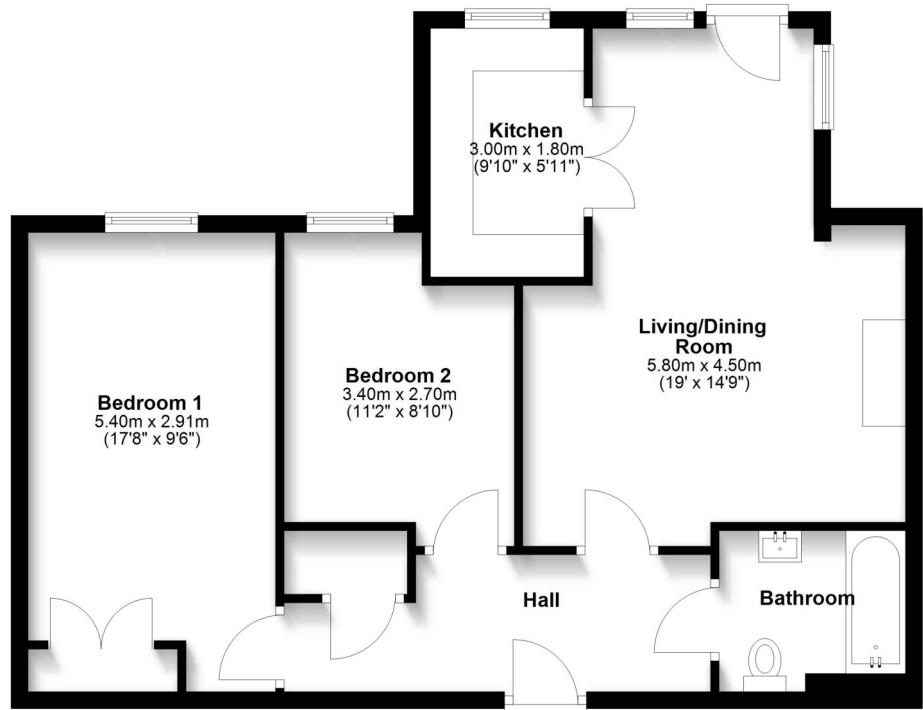
Occupying a lovely position within a purpose built retirement development, this larger style ground floor apartment offers well-proportioned accommodation, while benefitting from direct private access onto the landscaped communal gardens.

## KEY FEATURES

- Good sized entrance hall with useful storage and telephone intercom system
- Large open plan living/dining room with feature fireplace, windows to two elevations and a glazed door opening onto a courtyard and gardens
- Separate kitchen with a range of fitted units and space for appliances
- Two double bedrooms, with the master having built in wardrobes, and a re-fitted bathroom with shower
- Electric storage heating and double-glazed windows
- Conveniently situated on the ground floor, with easy access from street level, and on the same floor as the nicely furnished and spacious residents lounge
- Resident house manager along with 24-hour emergency care line response system. There is also additional guest suite accommodation for visitors
- Attractively landscaped and private communal gardens with pathways and seating areas
- Superb location, just a few minutes' walk from the varied amenities of Longden Coleham, as well as some beautiful river walks and the town centre
- Sold with no upward chain

## Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)







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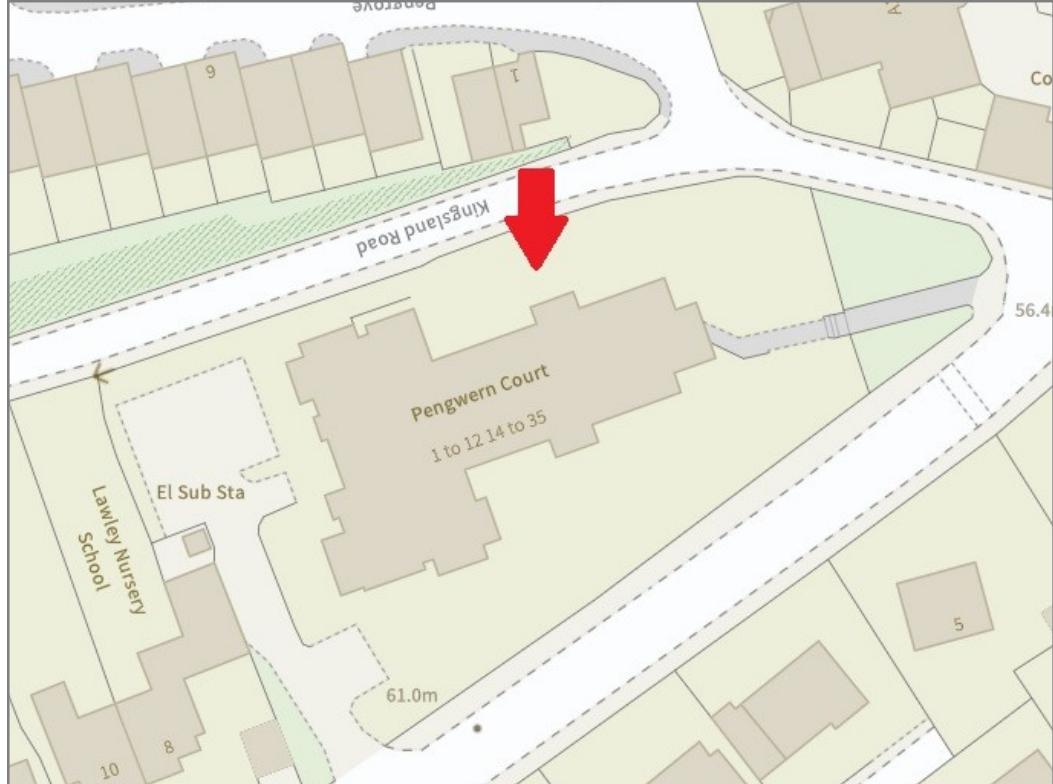
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BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease	125 from 1998
Service Charge	£2633.35 six monthly
Local Authority	Shropshire Council
Council Tax	Band C

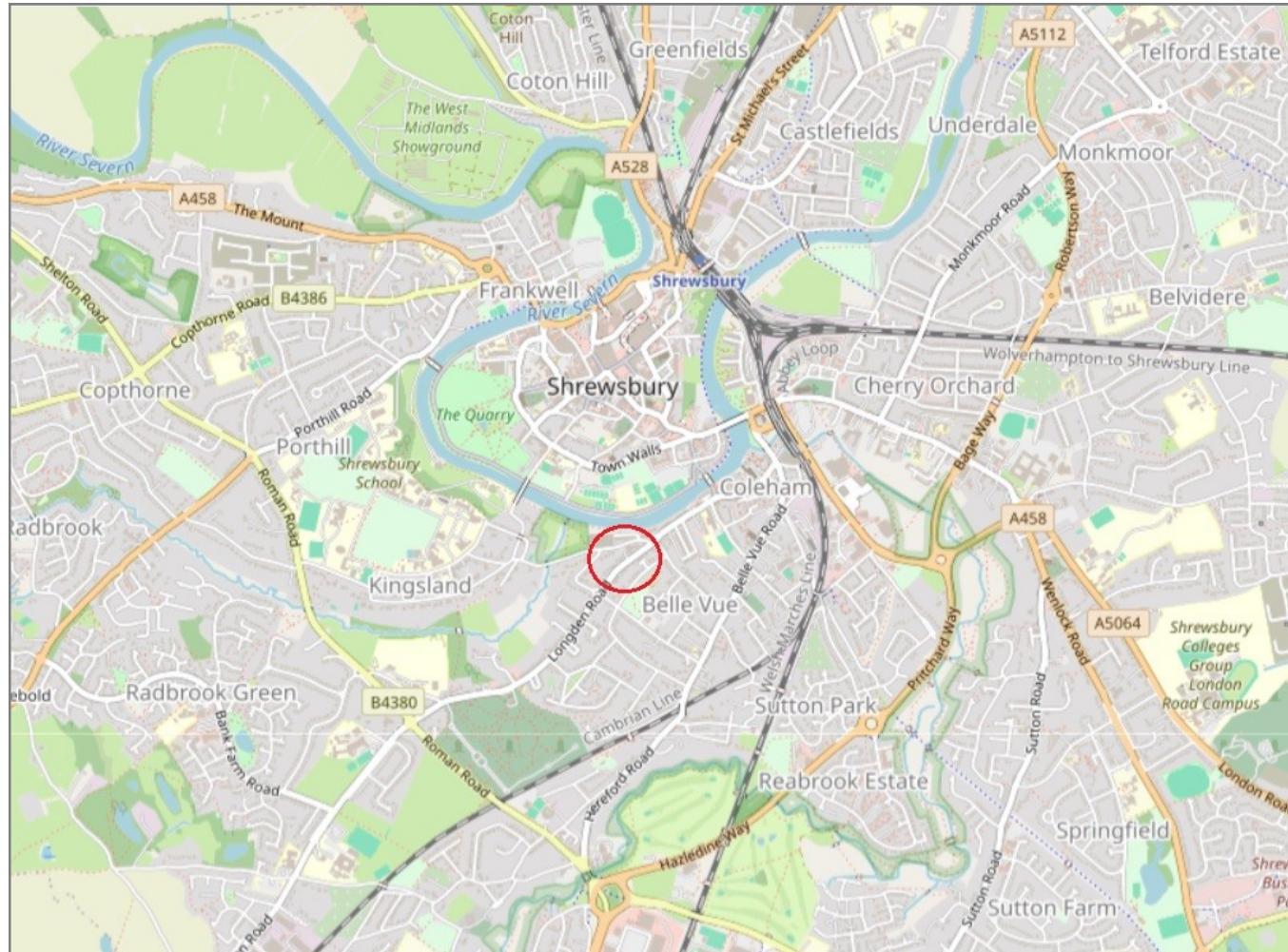
 **expert** mortgage advice available  
3 Barker St, Shrewsbury SY1 1QF  
Cooper Green Pooks  
**01743 276666**

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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