



**22 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS**

1 bedroom first floor apartment—£195,000 Leasehold

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Coopergreenpooks.co.uk

£195,000 Leasehold—1 bedroom first floor apartment

Coopergreenpooks.co.uk/property/29435

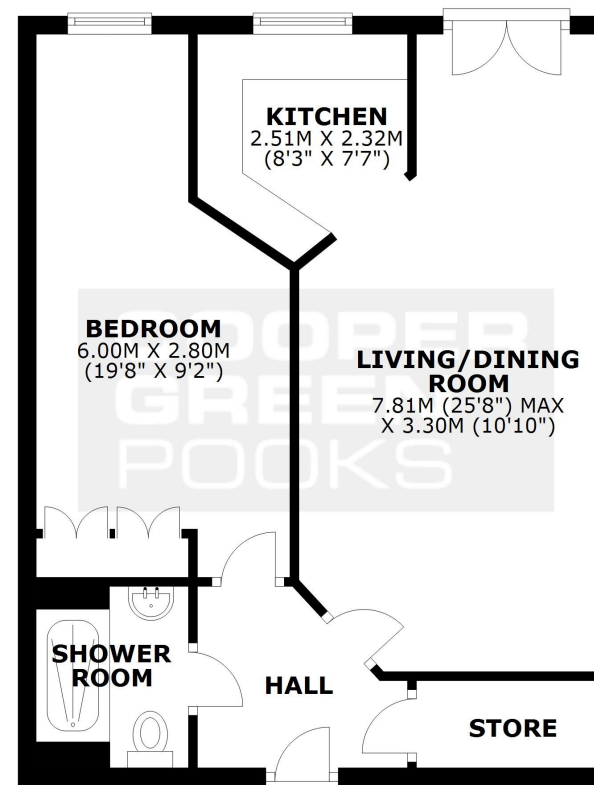
Occupying a fantastic position with impressive views over the River Severn, this neatly presented retirement apartment offers practical and well-designed accommodation, while benefitting from beautifully landscaped communal gardens as well as a range of residents facilities. The property is conveniently located just a stone's throw from Coleham's excellent range of amenities and a short walk over the Greyfriar's bridge into the Quarry Park and town centre.

### KEY FEATURES

- Communal entrance with lift access to first floor
- Private inner hallway with useful storage
- Spacious living/dining room with glazed double doors opening to a Juliette balcony which looks directly over the communal gardens, River Severn and towards the English Bridge
- Fitted kitchen with integrated oven/hob and space for appliances
- Good sized double bedroom with built-in wardrobes
- Separate shower room with walk-in double length cubicle
- Residents and guests parking area
- Designed with the over 60's in mind, benefiting from 24 hr Careline alarm service, lift, communal lounge, laundry and full time house manager
- Regular social activities include coffee mornings, discussion groups, bridge, scrabble club, knit & natter and afternoon tea
- Sold with no upward chain

### FIRST FLOOR

APPROX. 50.2 SQ. METRES (540.6 SQ. FEET)



TOTAL AREA: APPROX. 50.2 SQ. METRES (540.6 SQ. FEET)

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.







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Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Ground Rent	£385 pa
Service Charge	£2222 pa
Lease	125 years from 2004
Services	Mains water, electricity and drainage are connected

**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.

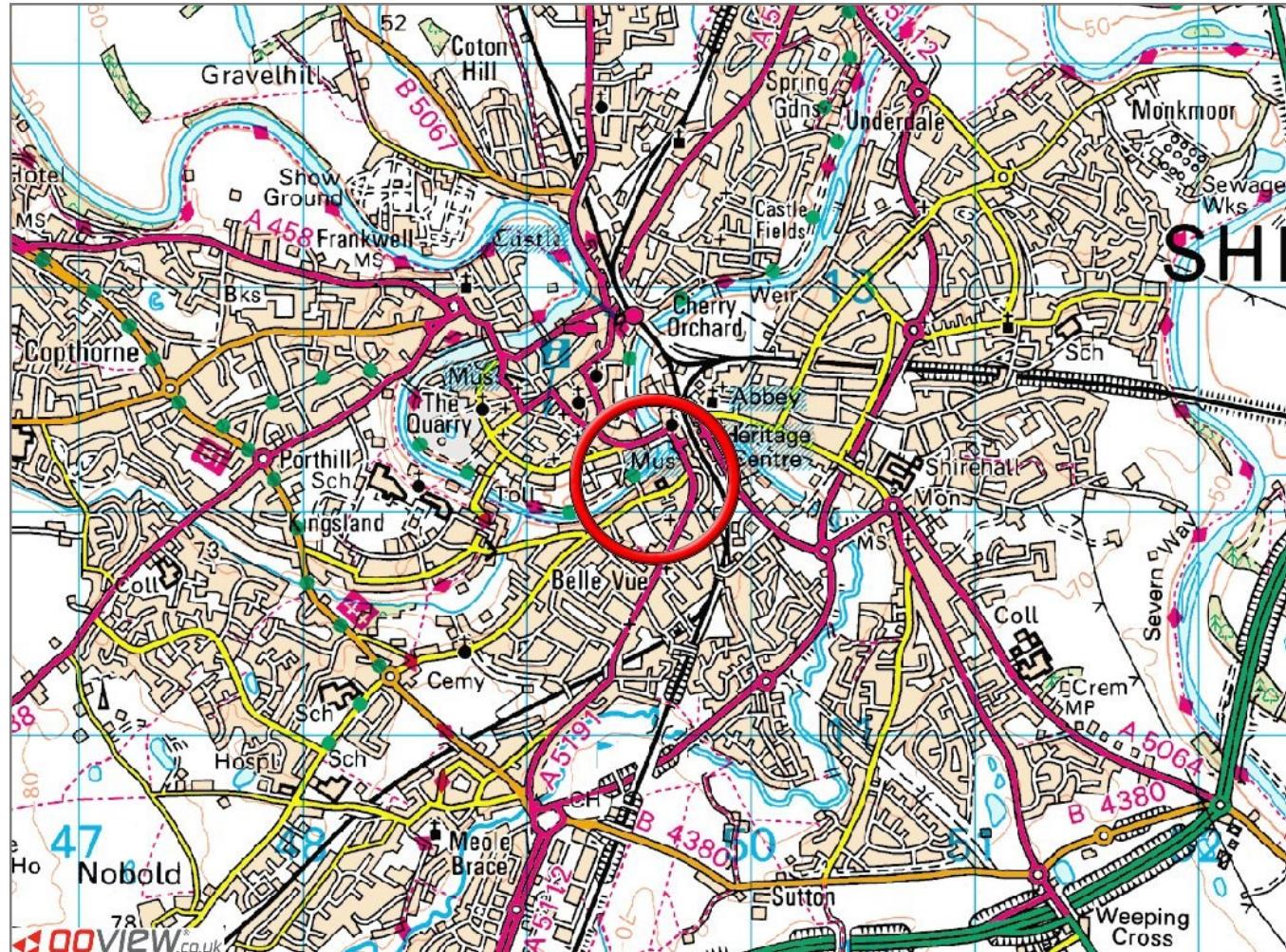
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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