



14 Pengwern Court, Shrewsbury, SY3 7JE

1 bedroom upper ground floor apartment —£112,500 Leasehold

14 Pengwern Court, Shrewsbury, SY3 7JE

Coopergreenpooks.co.uk

£112,500 Leasehold—1 bedroom upper ground floor apartment

sales@cgpooks.co.uk

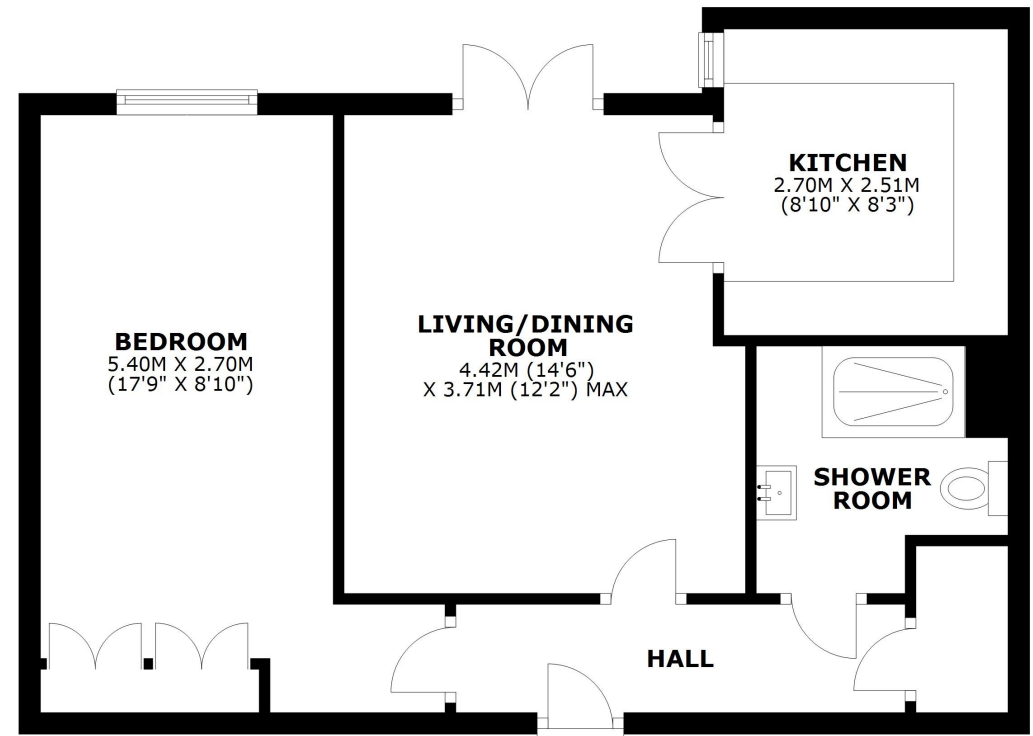
An immaculately presented upper ground floor apartment, well situated in this popular purpose-built retirement development, with Juliet balcony providing a lovely outlook over the beautiful communal gardens. Pengwern Court is in a great location, a short walk from the fantastic amenities of Coleham the Quarry Park and also the town centre.

KEY FEATURES

- Entrance hall with large walk-in store
- Open plan living/dining room with feature fireplace and glazed double doors to a Juliet balcony which overlooks the communal gardens
- Separate fitted kitchen from which there are glazed double doors connecting to living area
- Large double bedroom with built in wardrobe and good-sized shower room
- Double glazed windows and electric heating
- Good location within the development, on the upper ground floor which is at the same level as the main entrance from resident's car park
- On the lower ground floor there is also a nicely furnished and spacious residents lounge and kitchen
- 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
- Vacant with no onward chain

UPPER GROUND FLOOR

APPROX. 51.4 SQ. METRES (553.4 SQ. FEET)



TOTAL AREA: APPROX. 51.4 SQ. METRES (553.4 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.

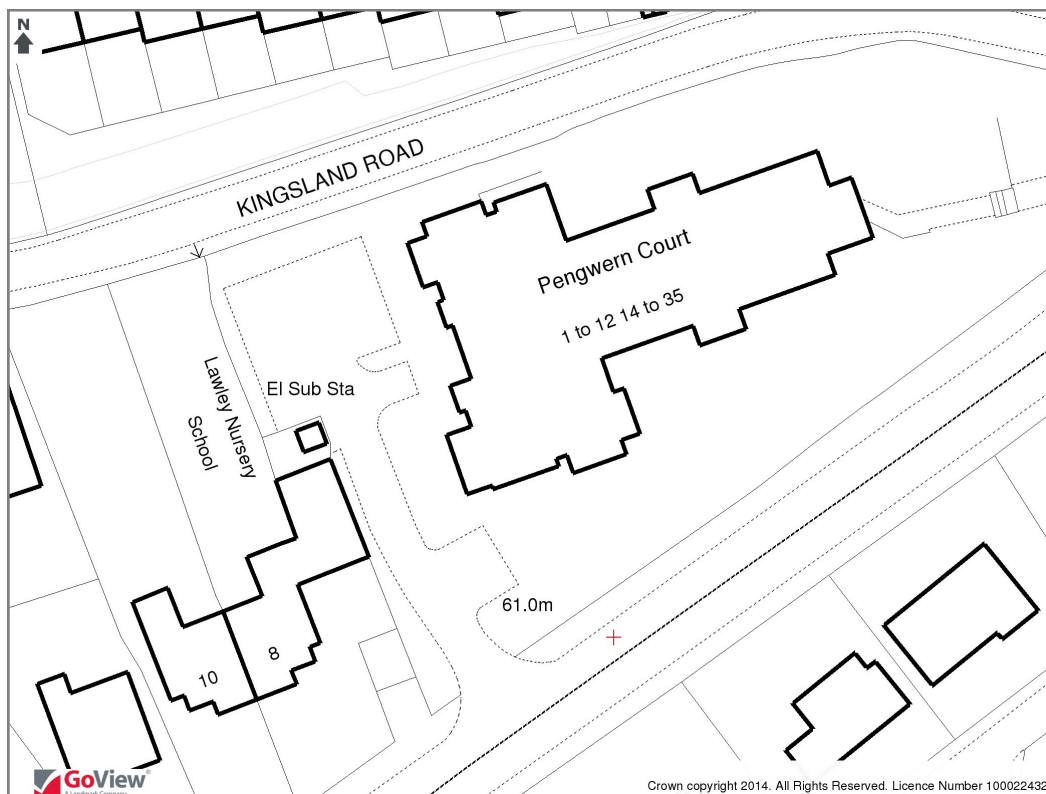




14 Pengwern Court, Shrewsbury, SY3 7JE

£112,500 Leasehold—1 bedroom upper ground floor apartment

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease	125 years from 1998
Service Charge	£2600 per annum
Ground Rent	£330 per annum
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	C
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.

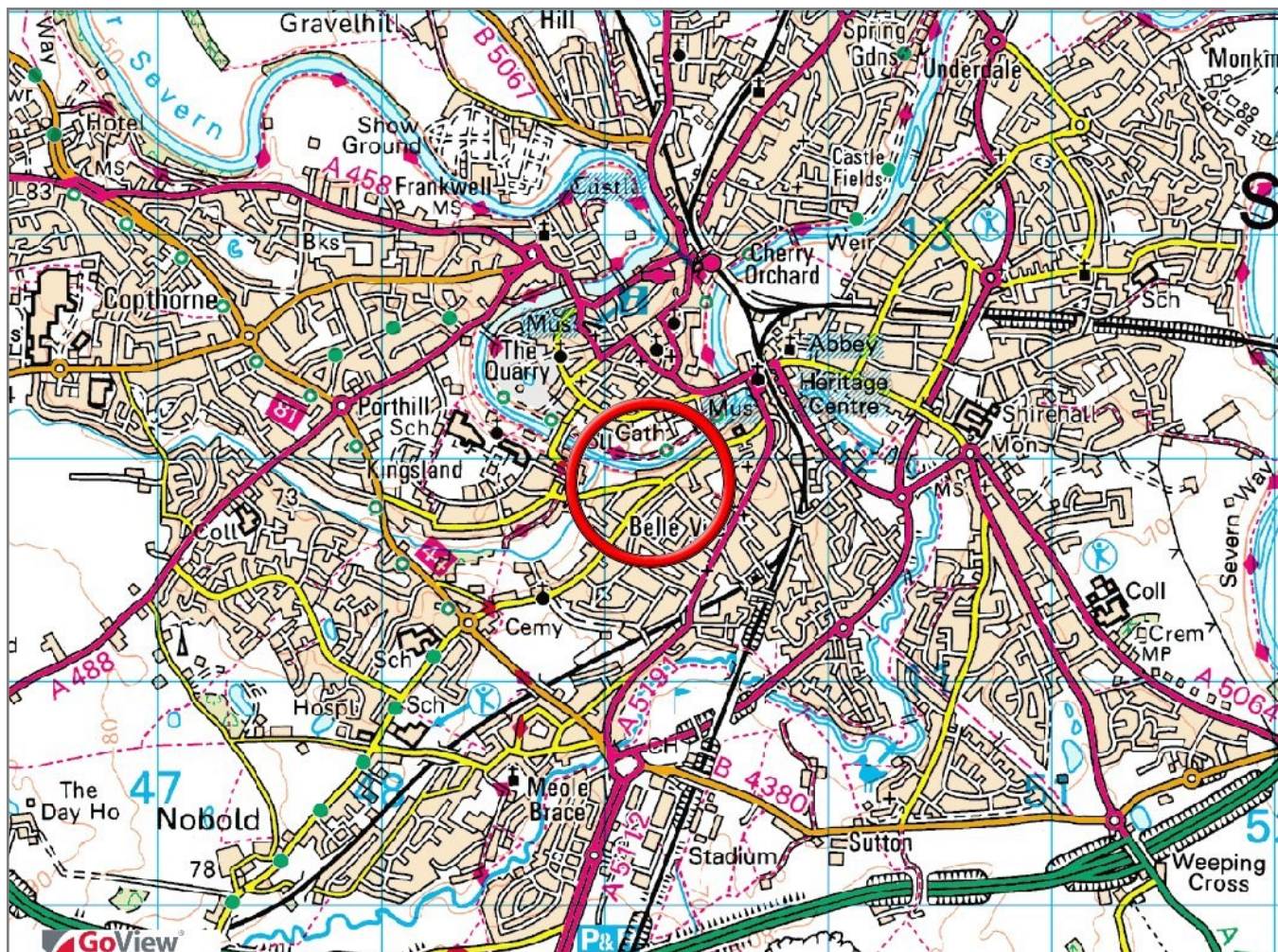


14 Pengwern Court, Shrewsbury, SY3 7JE

Coopergreenpooks.co.uk

£112,500 Leasehold—1 bedroom upper ground floor apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.