



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

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

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

sales@cgpooks.co.uk

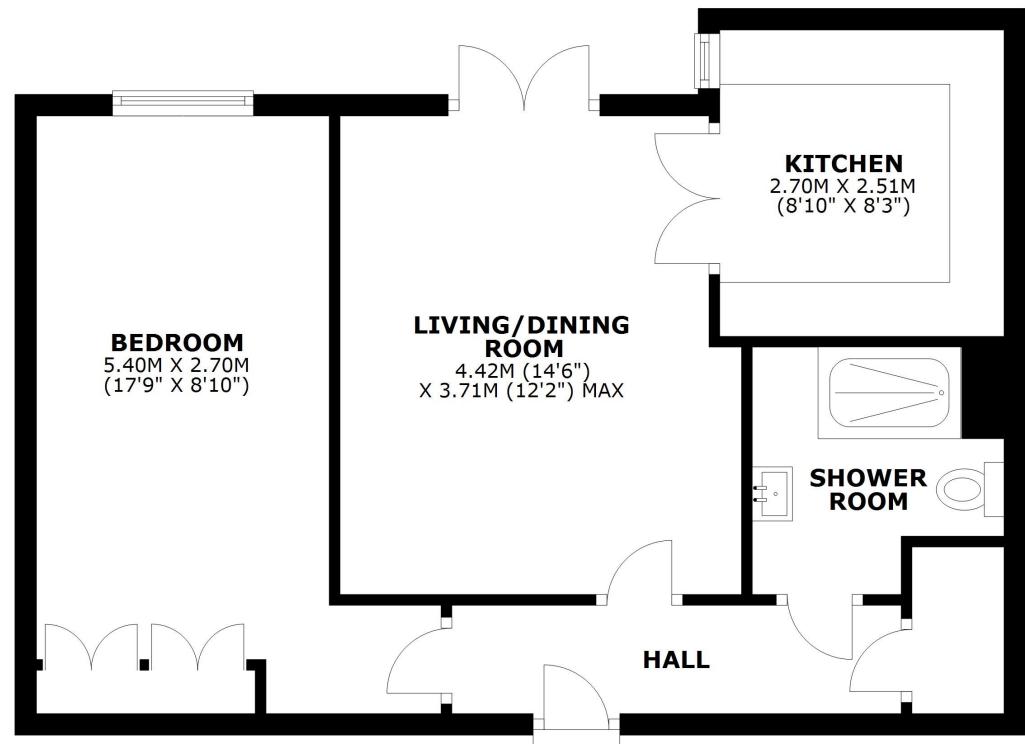
An immaculately presented upper ground floor apartment, well situated in this popular purpose-built retirement development, with Juliet balcony providing a lovely outlook over the beautiful communal gardens. Pengwern Court is in a great location, a short walk from the fantastic amenities of Coleham the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





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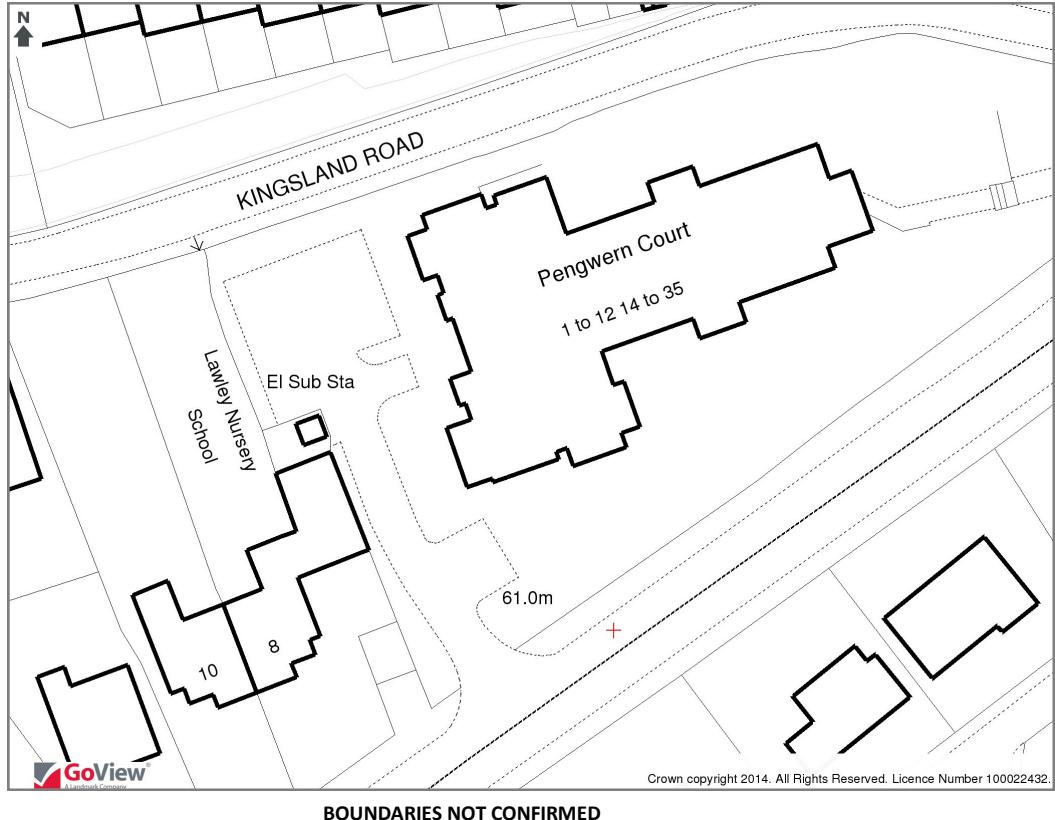
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Tenure	Leasehold
Lease	125 years from 1998
Service Charge	£2600 per annum
Ground Rent	£330 per annum
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	C
Services	Mains water, electricity and drainage are connected

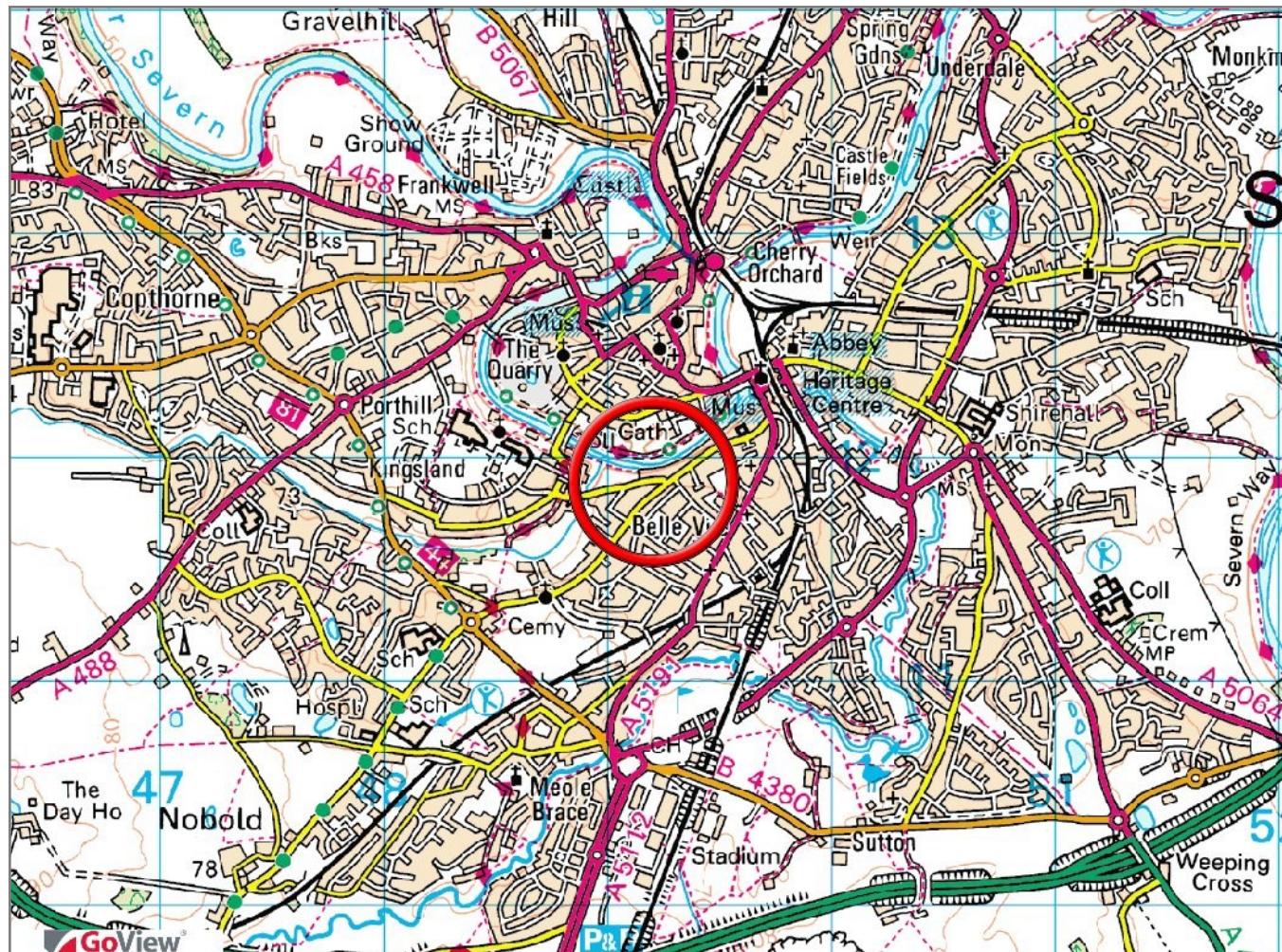
  
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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