



## **46 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS**

1 bedroom second floor apartment — £95,000 Leasehold



## 46 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS

Coopergreenpooks.co.uk

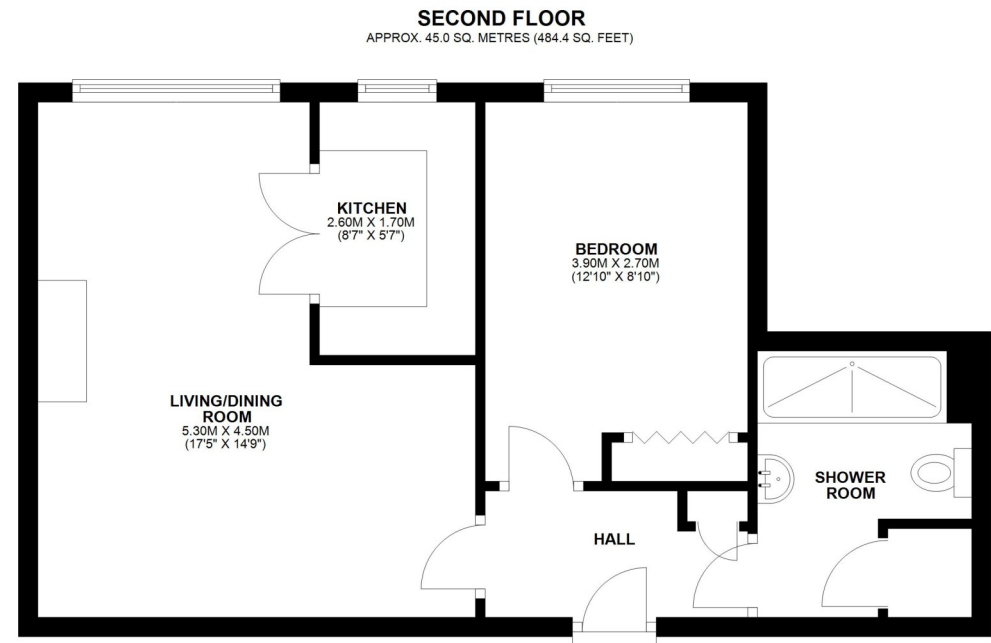
£95,000 Leasehold—1 bedroom second floor apartment

sales@cgpooks.co.uk

Occupying an elevated position within a purpose-built McCarthy and Stone retirement development, this second-floor apartment offers very light and practical accommodation, set in beautifully landscaped gardens adjoining the River Severn, just a short walk from an excellent range of amenities and town centre.

### KEY FEATURES

- \*\* No Ground rent and service charge to pay for first 2 years \*\*
- Neatly kept communal entrance with secure telephone entry system and lift access to the second floor
- Entrance hall with built-in store
- Large open plan living/dining room with a feature fireplace and large window to front
- Glazed double doors open to a separate fitted kitchen with plenty of storage
- Good sized double bedroom with built in wardrobes
- Separate shower room with double length walk-in cubicle
- Electric heating and uPVC double glazed windows
- The property is specifically designed for retirement and has full time house manager, spacious residential lounge and communal areas, guest flat for visitors, laundry and drying rooms
- Beautiful private communal grounds which provide seating areas and direct views across the adjoining River Severn towards the town centre. There is also private residents parking
- Sold with no upward chain



TOTAL AREA: APPROX. 45.0 SQ. METRES (484.4 SQ. FEET)









# 46 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS

£95,000 Leasehold—1 bedroom second floor apartment

sales@cgpooks.co.uk

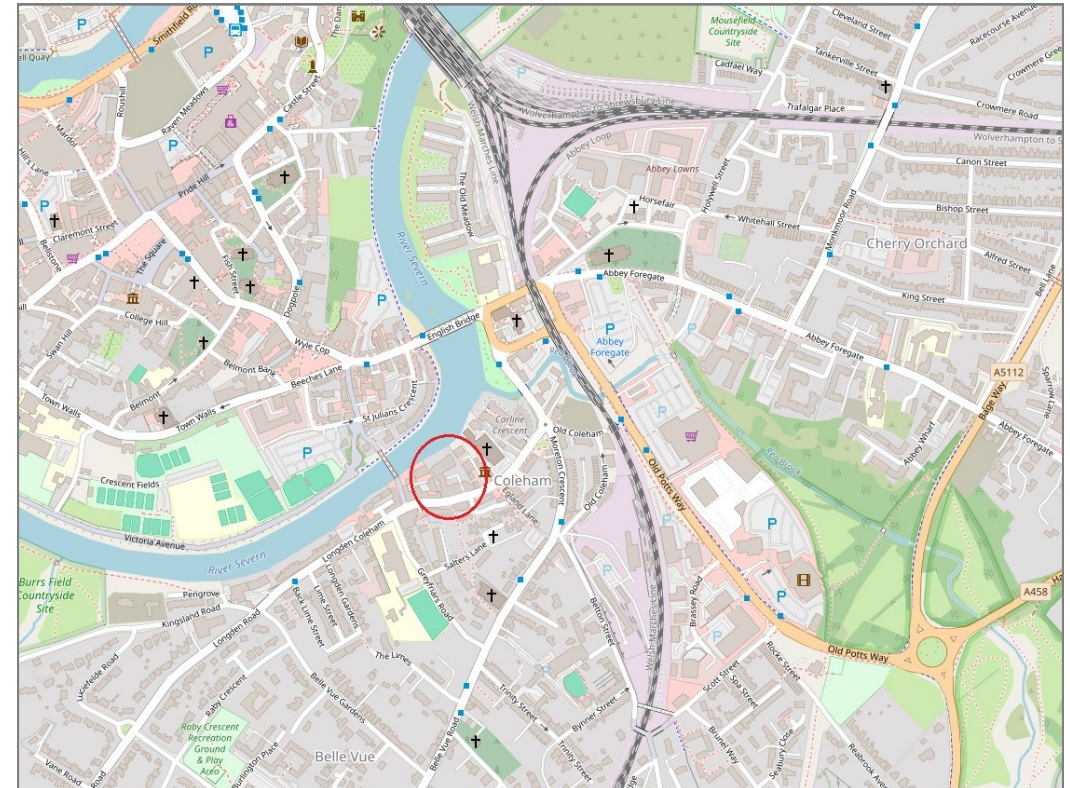
rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**



Tenure  
Lease Length  
Service Charge and Ground Rent

**Leasehold**  
**125 years from May 2004**  
**£3,129 PA**

Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band B**  
**Band B**  
**Mains services water, electricity and drainage are connected**  
**Heating is electric**

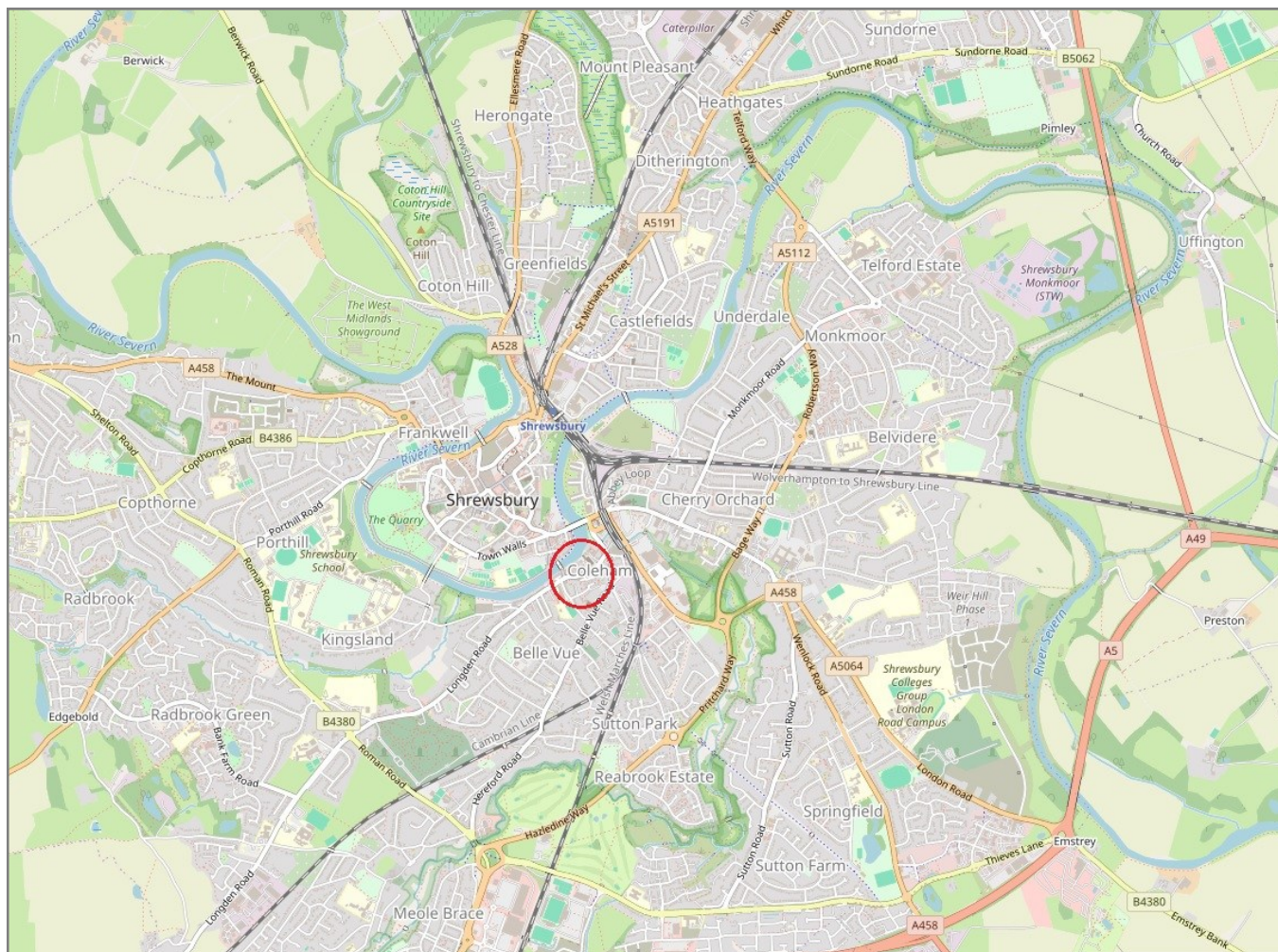


## 46 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS

Coopergreenpooks.co.uk

£95,000 Leasehold—1 bedroom second 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.