



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

1 bedroom second floor apartment—£95,000 Leasehold

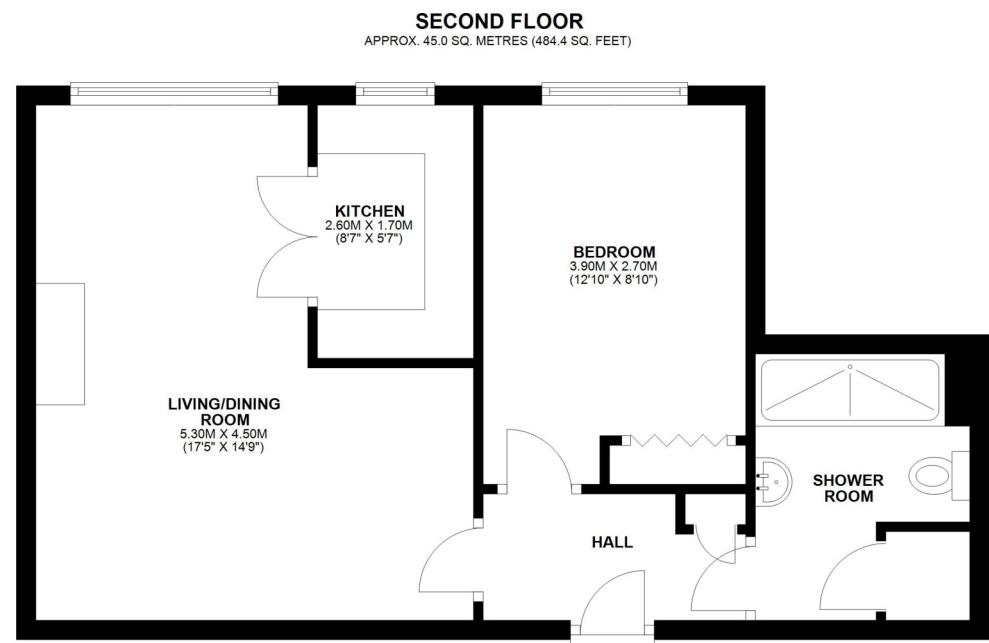
£95,000 Leasehold—1 bedroom second floor apartment

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)





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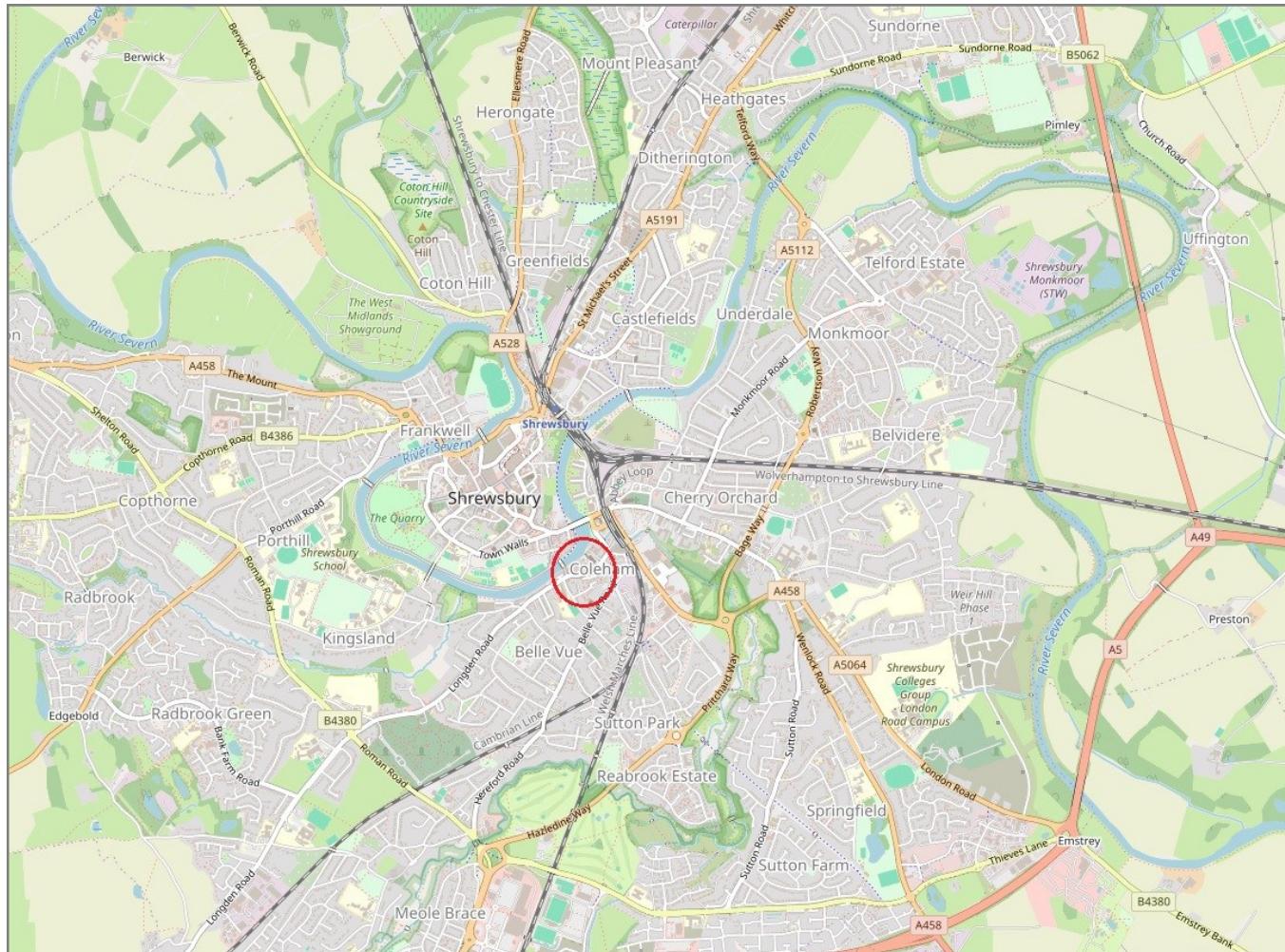
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