50 Hazeldine Court, Longden Coleham, Shrewsbury, SY3 7BS

1 bedroom apartment — £100,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

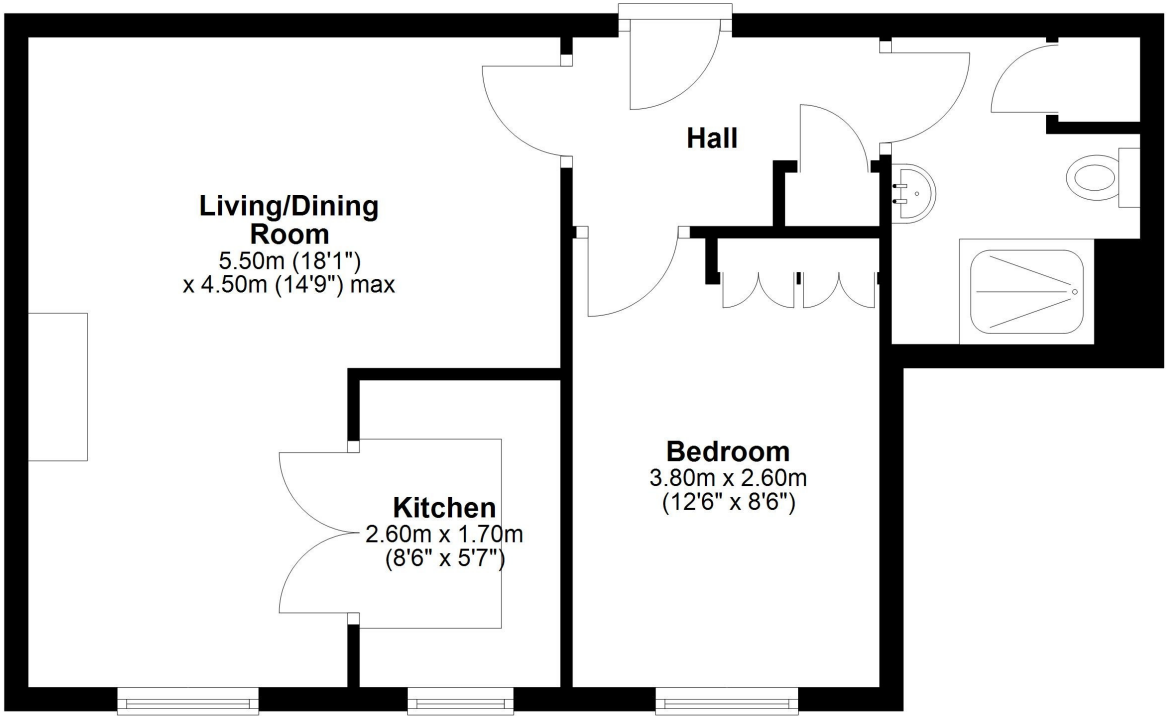
Occupying an elevated position within a purpose-built McCarthy and Stone retirement development, this second-floor apartment offers very light and well-presented accommodation, set in beautifully landscaped gardens adjoining the River Severn, just a short walk from the Quarry Park and town centre.

KEY FEATURES

- Neatly kept and recently re-decorated communal entrance with secure telephone entry system and lift access to the second floor
- Private inner entrance hall with built-in store cupboard
- Large open plan living/dining room with a feature fireplace and window to front
- Glazed double doors open to a separate kitchen with a range of fitted units and space for appliances
- Good sized double bedroom with built-in wardrobe and a separate well-appointed shower room
- 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

Second Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

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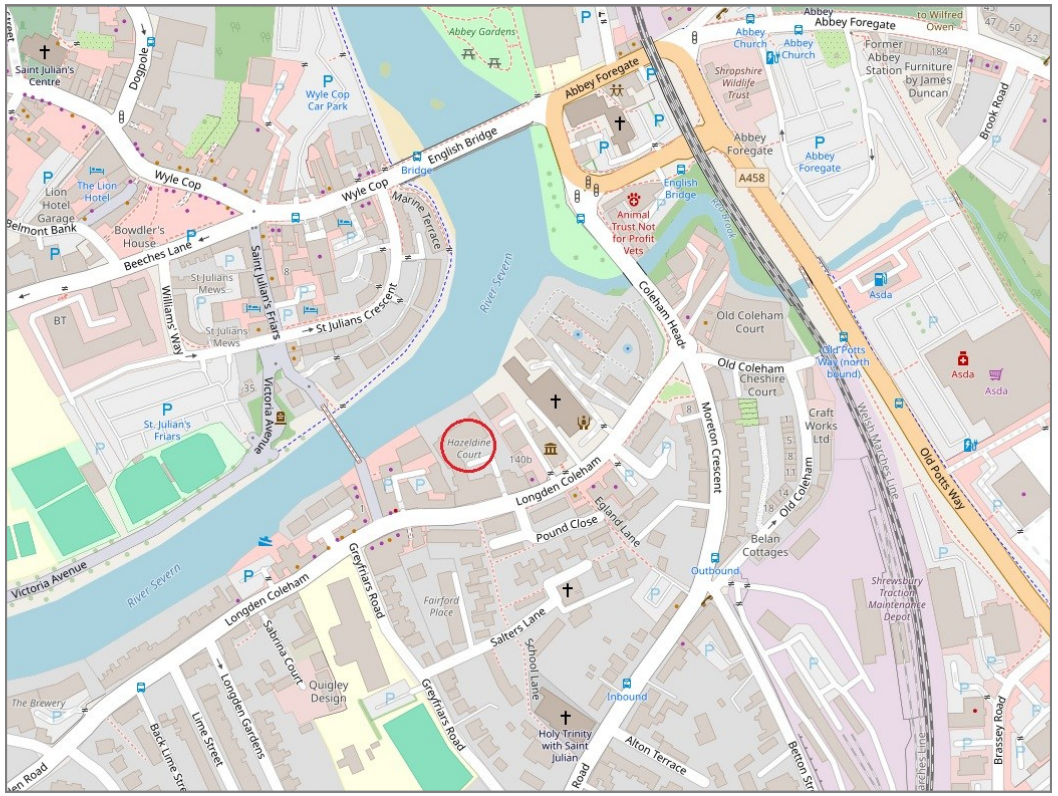

BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**
Council Tax	**Band B**
EPC Band	**Band B**
Services	**Mains water, electricity and drainage are connected. Electric heating.**

Tenure	**Leasehold**
Lease length	**125 years from 2004**
Service Charge	**£1,626 every six months**
Ground Rent	**£192 every six months**

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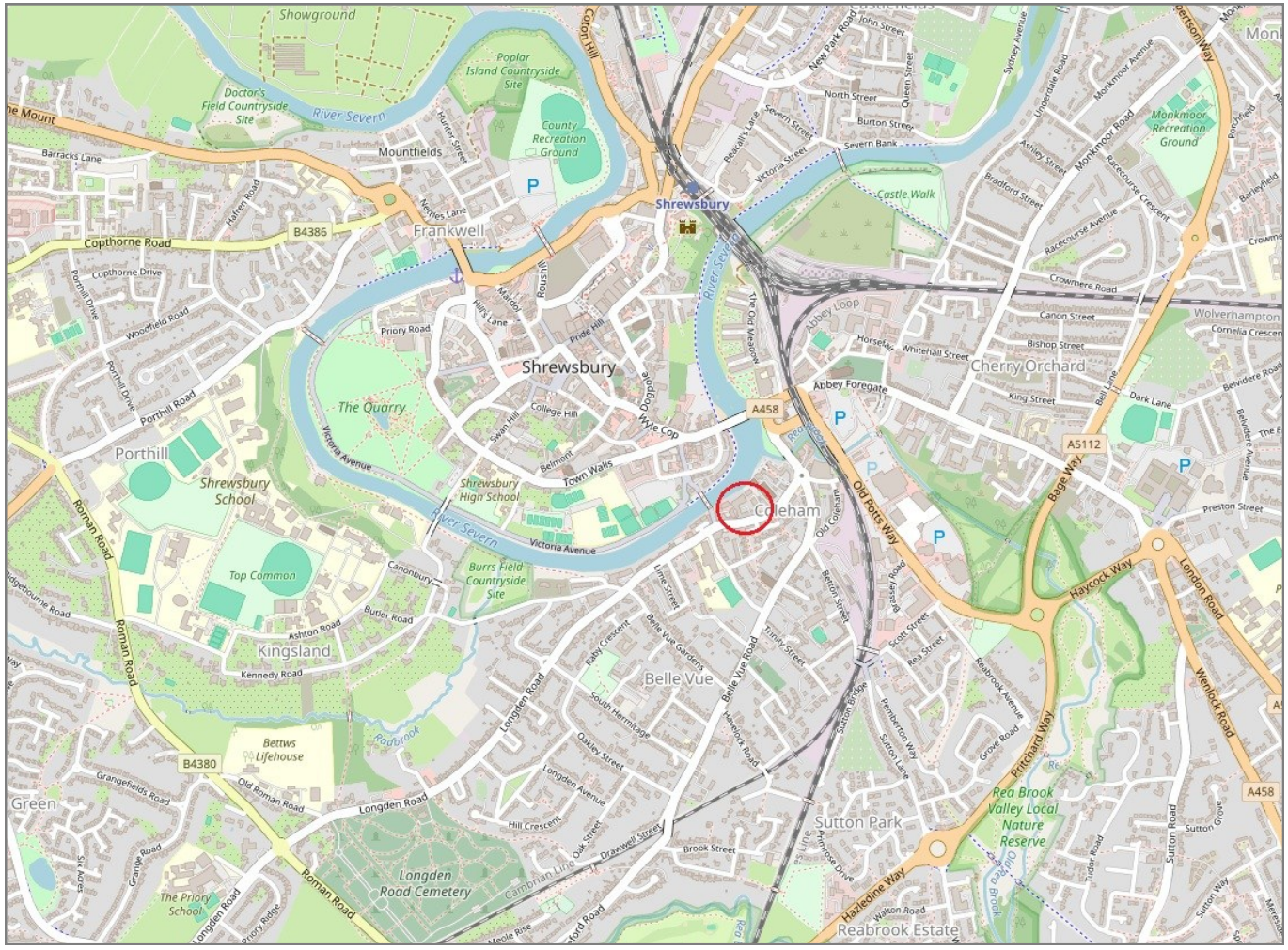

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