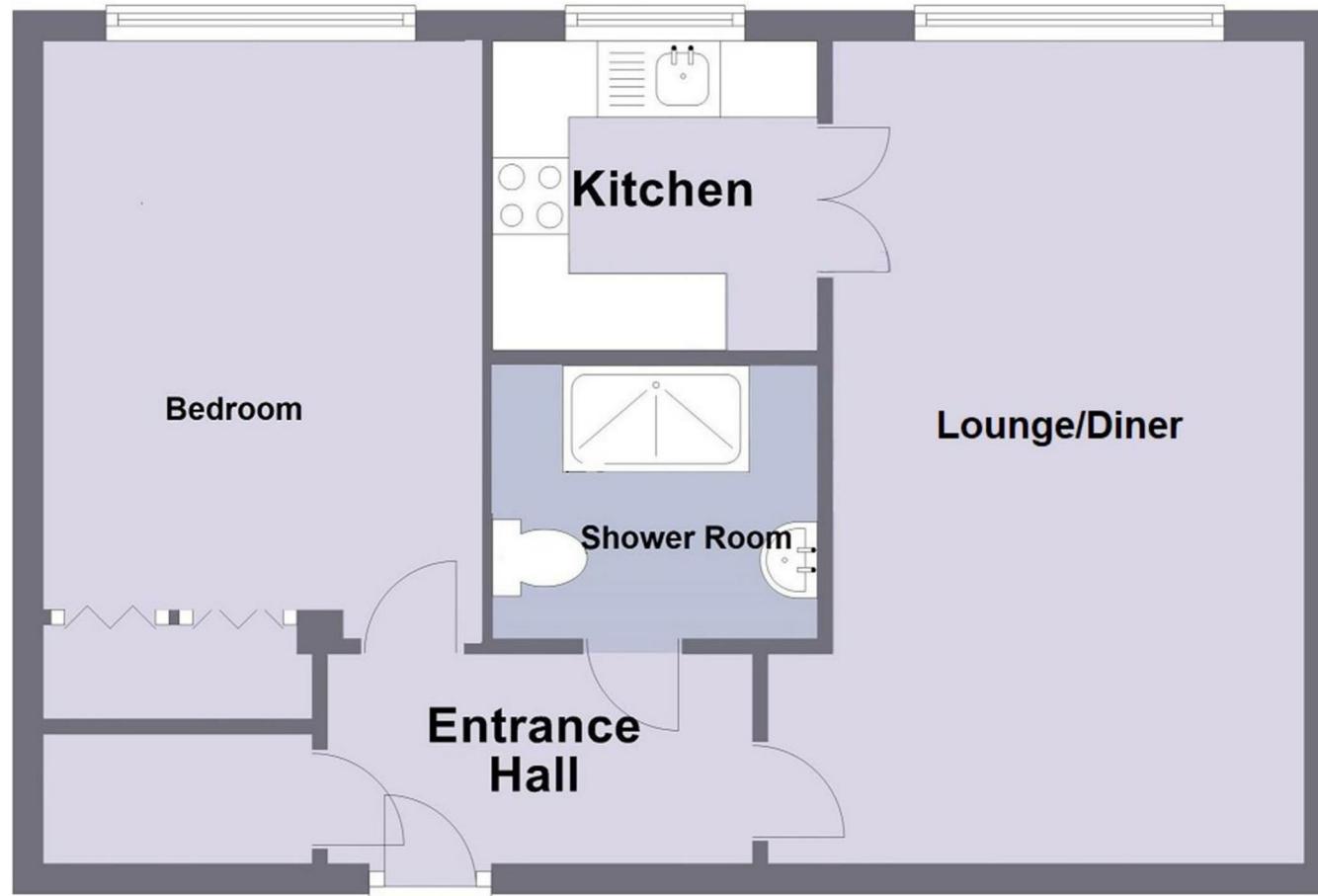


Second Floor



FOR SALE

Offers In The Region Of £120,000

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

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls¹⁸⁴⁵

01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

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Close to town centre amenities

1 Reception
Room/s

1 Bedroom/s

1 Bath/Shower
Room/s

- **An attractive second floor flat**
- **24 hour emergency care line**
- **House Manager & Lift access**
- **Communal gardens & parking**
- **Guest suite for family**
- **Close to amenities**

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge and bear right around onto the gyratory system. Once under the railway bridge bear left onto Coleham Head and take the first right turn into Longden Coleham. Proceed for a short distance and the development will be found on the right hand side.

SITUATION

The property is located in a highly desirable position within this sought-after development of purpose-built retirement apartments. A selection of amenities are provided close by including cafés, hairdressers and a convenience store. Easy access is gained to the town centre which offers a fashionable and comprehensive range of social and leisure facilities, together with a rail service.

DESCRIPTION

A well presented and spaciously proportioned purpose built second floor retirement apartment offering naturally well lit accommodation, lift access and an attractive elevated courtyard aspect within a popular McCarthy & Stone development. Set within beautiful communal landscape gardens adjoining the River Severn. The accommodation itself offers a generous size reception hall with access off to the main accommodation including a particularly generous size lounge/diner, whilst twin doors open to a well equipped kitchen. Both these rooms overlook the central courtyard. The double bedroom features a built in wardrobe and is again well proportioned and overlooks the courtyard. The bathroom includes a fitted wide shower, vanity unit with cupboard space and a WC.

An internal inspection is highly recommended to appreciate the light and airy living atmosphere and courtyard aspect.

COMMUNAL FACILITIES

In addition to the communal gardens, there is an on-site house manager (during office hours) and a 24 hour residents care helpline, residents lounge with regular social activities and guest suite for family visits, together with a communal laundry facility.

ACCOMMODATION

The property is approached through a communal reception hall with security entrance, giving access to a communal staircase or lift, which leads up to the second floor.

RECEPTION HALL

9'1" x 4'5"

With coved ceiling.

BOILER ROOM/STORE**LOUNGE/DINER**

17'8" x 10'2" (ext 11'6")

With coved ceiling. Attractive feature decorative fireplace incorporating electric coal effect fire. Picture window with lovely elevated view over the centre courtyard and side gardens. Twin glazed doors lead through to:

KITCHEN

7'0" x 7'0"

With good size granite effect worktop with built in stainless steel sink unit and tiled splash areas. Built in electric BOSCH CERAMIC HOB with FILTER HOOD overhead. Built in ELECTROLUX OVEN. A comprehensive range of maple effect faced base and eye level cupboards. TWO FREE STANDING REFRIDGERATORS. Coved ceiling. Window outlook into the central courtyard and side gardens.

BEDROOM 1

12'7" x 9'1"

With built in DOUBLE WARDROBE with hanging rails and shelving having folding mirrored doors. Large picture window overlooking the central courtyard and gardens adjoining.

SHOWER ROOM

7'0" x 5'7"

With tile effect vinyl floor covering. Tiled shower cubicle with side glazed splash screen and front sliding glazed doors. Direct feed shower unit. Grab rail. Vanity unit with half inset wash hand basin and cupboard under. Fitted mirror with lighting/shaver socket over. Close coupled WC. Further tiled walls. Electric CREDA fan heater. Wall extractor. ELECTRIC TOWEL RAIL.

OUTSIDE

There is a residents' car park in the central courtyard on a 'first come first served' basis with visitor spaces.

THE GARDENS

These are communal and offer some beautifully maintained lawns with a variety of well stocked herbaceous borders with VARIOUS SEATING/PATIO AREAS and views on to the River Severn, English Bridge and the adjacent town centre buildings.

GENERAL REMARKS**AGE RESTRICTION**

The occupancy of the apartment is subject to a minimum age of 60 years old.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heating system. None of these services have been tested.

TENURE

Leasehold. Purchasers must confirm via their solicitor.

TERMS OF LEASE

Lease - 125 years from 2004 to 2129

Ground rent - £385 per annum

Service Charge - £1145 Six monthly - 2022 (Payable March-September)

Please note these figures will need to be confirmed by your solicitor

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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