

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

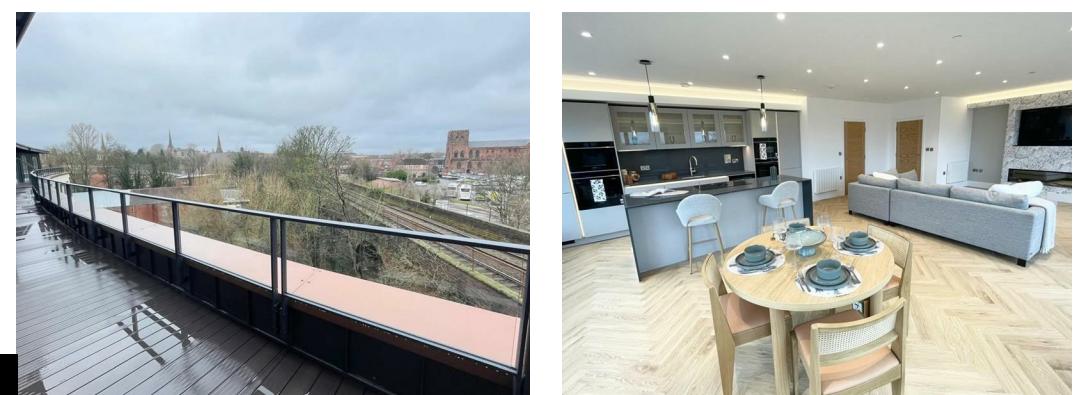
The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

39 Old Coleham Court, Coleham, Shrewsbury, Shropshire,
SY3 7BP

www.hbshrop.co.uk



Offers In The Region Of £715,000

Viewing: strictly by appointment
through the agent

A spacious, substantial bespoke and stylishly presented two double bedroom penthouse apartment, having a substantial walk-out balcony with panoramic views of the Shrewsbury town Centre, The Abbey, The Column and beyond. This beautifully finished impressive penthouse has been constructed by renowned award winning local developers SY Homes and forms a development of 43 luxury apartments and penthouses. Coleham is highly popular residential location boasting an excellent range of local amenities and is within a stones throw of tranquil riverside walks leading to medieval town Centre of Shrewsbury. Early viewing is essential for this fantastic property and luxury development can be fully appreciated. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Secure communal hotel style reception hall with lift and stairs access, reception hallway, beautifully crafted bespoke open plan modern lounge/diner/kitchen with a range of high end units and built-in appliances giving access to a substantial walk-out balcony with panoramic views of the surrounding area, two double bedrooms with fitted Hammonds wardrobes, stylish ensuite shower room, bespoke bathroom, landscaped Mediterranean style private residence courtyard with zone sitting areas, floor to ceiling windows with a south facing aspect flooded with natural light, Scandinavian double glazed windows providing excellent sound and heat insulation, beautifully architectural and engineered state of the art building. Viewing is essential.

The accommodation in greater detail comprises:

Secure communal entrance hallway. This bright and airy space provides a true WOW factor having tiled flooring, feature wall panels, communal stairs and lift gives access to all levels via a security fob for all residences securing security has been well thought-out.

Entrance hallway
Having large storage cupboard.

Impressive open plan spacious kitchen/diner/living
A superb bright and airy living space with full height windows having remotely operated blinds and providing a pleasing aspect along Old Coleham. The kitchen area comprises: A high standard of contemporary range of eye level and base units with built-in cupboards and drawers, integrated appliances.

From open plan kitchen/lounge/diner access is given to a:

Impressive substantial walk-out balcony
With views towards The Abbey, The Column, The Shirehall and beyond.

Bedroom one
A generous size double room with full height windows having a delightful aspect along Old Coleham a custom range of Hammonds fitted wardrobe with hanging rails.

Bedroom two
A further double bedroom having a custom range of Hammonds fitted wardrobes with hanging rails.

Ensuite shower room
Having a luxury modern suite comprising: Porcelanosa Sanitaryware, walk-in shower, wash hand basin with a vanity unit below, WC with hidden cistern, contemporary tiled surrounds and f

Bathroom
Having a luxury modern suite using Porcelanosa sanitaryware having bath with mixer shower over wash hand basin set to vanity unit with storage below, WC with hidden cistern, contemporary tiled surround and flooring.

Outside
Beautifully landscaped residence courtyard having a peaceful and stylish open sanctuary where residences can meet and

relax. Finished to a Mediterranean design with seating areas and Olive trees. Of an evening subtle lighting creates private zone areas. The courtyard measures over 300 sqm and has two steps and three entrances.

AGENTS NOTE 1

An acoustic engineer consulted on Old Coleham Court as part of the architectural process. Sounds absorption has been considered throughout the building with neatly insulation walls. Bespoke Scandinavian windows from Rational improve the energy efficiently and sound proofing of the property. Parking is available and has a sufficient automatic number plate recognition system to access, along with the electric charging bays.

AGENTS NOTE 2

Interior Courtyard for residents
Raised level, allocated residents parking
ANPR (Automatic Number Plate Recognition) for parking security
Electric vehicle charging points
Excellent energy efficiency - EPC rating B
Spacious rooms with open-plan layouts
Bespoke kitchens from Nolte with integrated appliances
Luxurious tiles and sanitary ware from Porcelanosa
Some photography within these sales details are for illustration purposes only

Services

Mains water, electricity are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations

COUNCIL TAX BAND D

Tenure

Sold as a LEASEHOLD, with a share of Freehold
Approximate Length of lease remaining is 250 years
Ground rent and Ground rent review date N/A
Service charge for this property will be £160 PCM
Service charge is fixed for three years from Completion date
All main services installed: electric, water
Council tax band D

All gallery photos are illustrative only, CGI impressions or photos from SY homes' previous developments.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

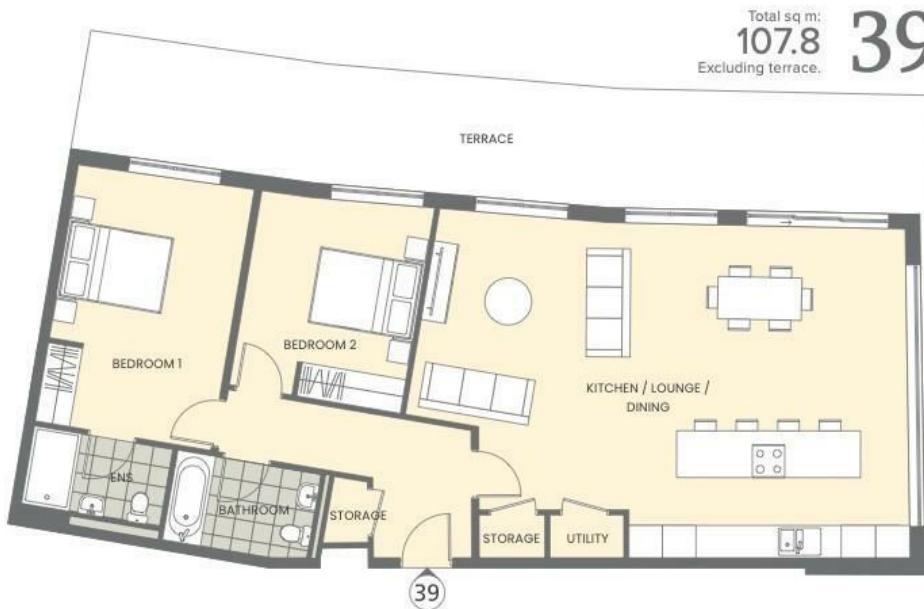
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



www.syhomes.co.uk
sharon@syhomes.co.uk
01743 403131

SYHOMES

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.