

**Important Notice - please read carefully**

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

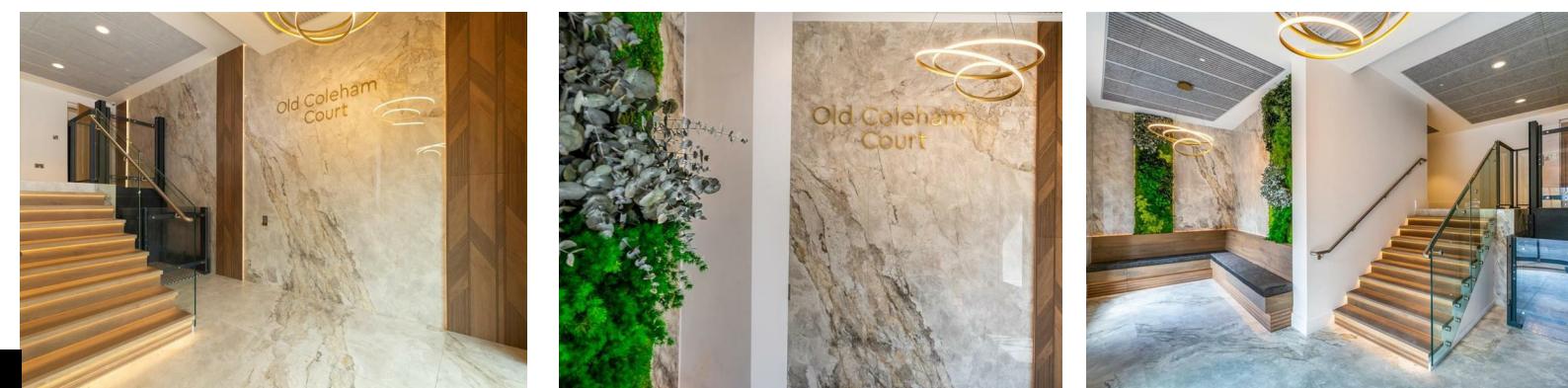
The Property Misdescriptions Act

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

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £499,000**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

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Located within this highly contemporary and unique development comprising of 43 luxury apartments and penthouses, this is a spacious and beautifully finished, impressive spacious two double bedroom second floor apartment, offering luxury living accommodation throughout, which has been constructed by renowned award winning local developers SY Homes. 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 with this superb 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, bespoke modern open plan lounge/diner/kitchen with a range of high end units and built-in appliances, impressive substantial walk-out balcony, two bedrooms with fitted Hammonds wardrobes, 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 hall. This bright and airy space provides a true WOW factor having tiled floor, feature wall panels, communal stairs and lift giving access to all levels via a security fob for all residences insuring security has been well thought after.

#### Reception hallway

#### Open plan kitchen/lounge/diner

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 efficiency 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



38

Total sq m:  
83.8

Excluding terrace.

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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.