



1 Thomas Court, Longden Coleham, Shrewsbury,
Shropshire. SY3 7EX

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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Offers In The Region Of £135,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant position on this popular retirement complex for the Over 40's, this is a bright and airy and well presented two double bedroom ground floor apartment. Thomas Court offers excellent accessibility to a variety of excellent amenities and is within striking distance of tranquil riverside walks and the Shrewsbury town centre. The apartment is being offered For Sale with NO UPWARD CHAIN and viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, lounge/diner, re-fitted kitchen, two double bedrooms both with large mirror fronted double wardrobes, re-fitted shower room, beautifully kept communal grounds, ample residence car parking, sealed unit double glazing, electric heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Entrance door gives access to:

Entrance hallway

Having large walk-in shelved storage cupboard, coving to ceiling.

Door from entrance hallway gives access to:

L shaped lounge/diner

17'2 max x 15'3 max
Having two sealed unit double glazed sash windows, contemporary stoned effect wall mounted electric heater, TV aerial point, coving to ceiling, two night storage heaters, telephone point.

Sliding doors from lounge/diner gives access to:

Re-fitted kitchen

7'6 x 7'0
Having modern eye level and base units with built-in cupboards and drawers, integrated oven, microwave, free standing fridge and washing machine, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering sealed unit double glazed sash window with pleasing aspect, wall mounted electric heater.

Door from lounge/diner gives access to:

Inner hallway

Having cupboard housing hot water cylinder tank.

Doors from inner hallway give access to: Two double bedrooms and re-fitted shower room.

Bedroom one

13'8 max into recess x 9'7
Having sealed unit double glazed sash window overlooking

communal grounds, large fitted mirror fronted double wardrobe, night storage heater, TV aerial point

Bedroom two

11'10 max x 7'7
Having sealed unit double glazed sash window with pleasing aspect, night storage heater, part mirror fronted double wardrobe.

Re-fitted shower room

Having large tiled shower cubicle with electric shower, WC with hidden cistern, wash hand basin set to vanity unit, shaver point, heated towel rail, tiled floor, part tiled to walls, wall mounted electric heater.

Outside

There are beautifully kept well maintained grounds some of which lead down to the River Severn and have a pleasing aspect towards the English Bridge and the Shrewsbury town centre. Ample residence communal parking, bin store.

Services

Mains water, electricity and drainage 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 C

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 63 years
Ground rent £108 per annum
Ground rent review date 2053 and the price will increase to £216 per annum

Service charge valid until the 31st March 2024 is £1800.54 per annum
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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		
	68	74
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor

