



SAMUEL WOOD

3 Hazledine Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7BS
Offers In The Region Of £115,000



3 Hazledine Court

Longden Coleham, Shrewsbury, Shropshire, SY3 7BS



- Well Presented Ground Floor Apartment
- Generously Sized Double Bedroom
- Residents Lounge & Laundry Room
- Visitors Guest Room
- Meticulously Maintained Communal Gardens with River Views
- Spacious Reception Room with Balcony
- Contemporary Shower Room
- 24-Hour Emergency Call System
- Convenient Location with Excellent Amenities
- EPC Rating C

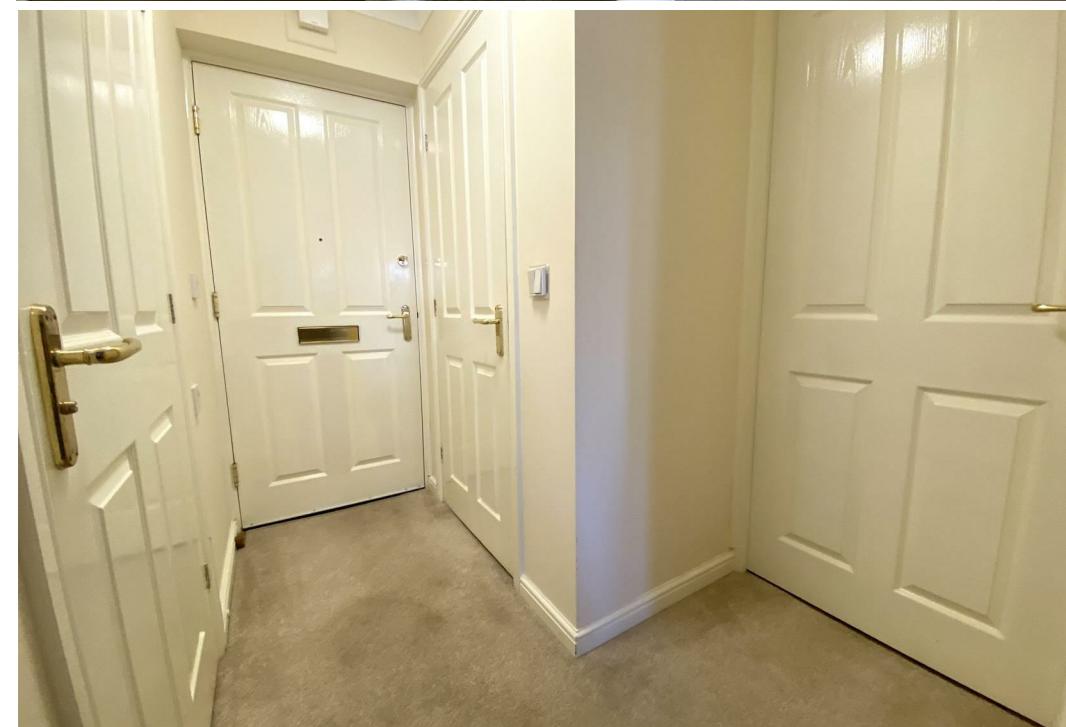
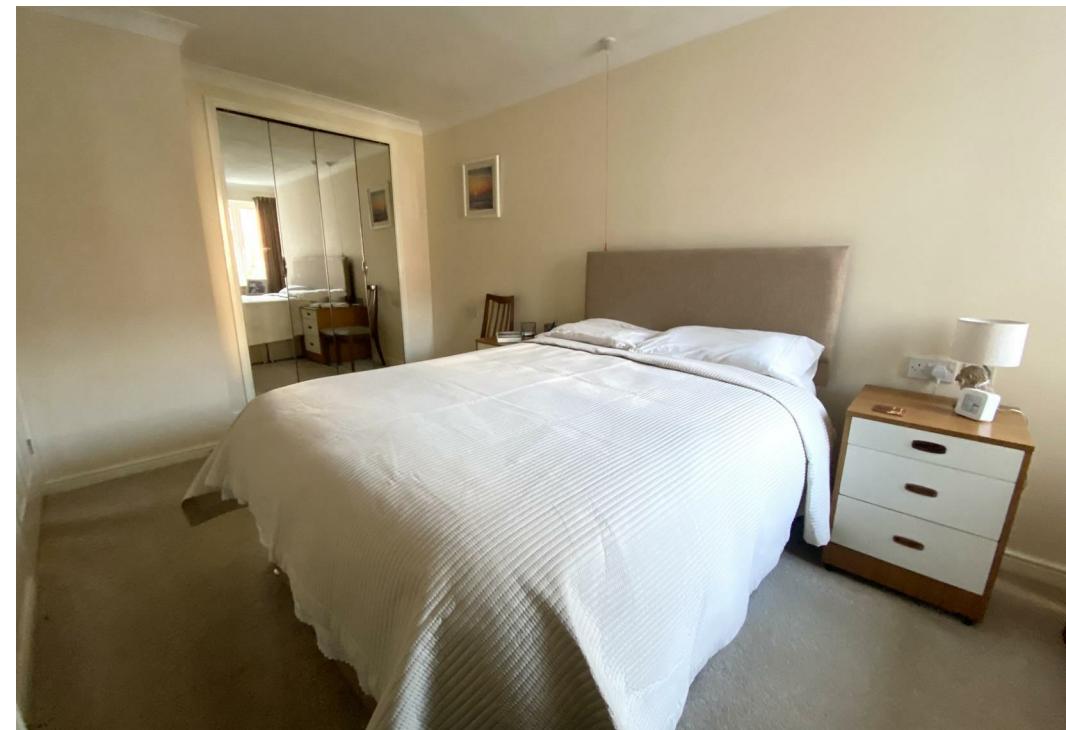
Samuel Wood is delighted to offer for sale this well presented apartment in Hazledine Court, Coleham, Shrewsbury. Occupying a desirable ground floor position the property boasts a spacious well designed layout complemented by meticulously maintained communal gardens with river views, residents/visitors carpark and a pleasant communal room. Situated within a short walk of the town centre there are excellent amenities including shops, restaurants, cafes, pubs, butchers, practical road links and stunning river walks. Viewing is highly recommended by the selling agent.

The property features a spacious reception room with a fireplace and juliette style balcony creating a warm and inviting atmosphere. The large double bedroom includes built-in storage wardrobes, providing ample space for personal belongings. A contemporary bathroom and well-appointed kitchen add to the apartment's modern appeal, ensuring both comfort and convenience for its residents.

One of the standout features of the property is its accessibility, with direct external stair access in addition to the main entrance. This makes coming and going more convenient, particularly for those who prefer an alternative entry point. For visiting family members, a guest room is conveniently located directly opposite the apartment, offering a comfortable and private space for overnight stays. Residents can also enjoy the large communal room, which serves as a social hub for gatherings and activities.

Outside, the development boasts a spacious car park and well-maintained communal gardens, which provide a peaceful setting with excellent views of the nearby river. These shared outdoor spaces offer residents a place to relax and enjoy nature, enhancing the overall appeal of the property. With its combination of modern amenities, practical features and a welcoming community atmosphere, 3 Hazledine Court is an excellent choice for those seeking a comfortable and convenient retirement home in Shrewsbury.







Directions

Services: We understand that the property has electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14Mbps, Superfast 80Mbps & Ultrafast 1000Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: *High to road but does not reach apartments*

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 104 years remaining
Service Charges: £2800 per annum
Ground Rent: £386 per annum
Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, areas and other details are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee can be given as to their operation or efficiency. Made with Metropix ©2002

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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