



SAMUEL WOOD

4 Thomas Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7EX

Offers In The Region Of £250,000



4 Thomas Court

Longden Coleham, Shrewsbury, Shropshire, SY3 7EX

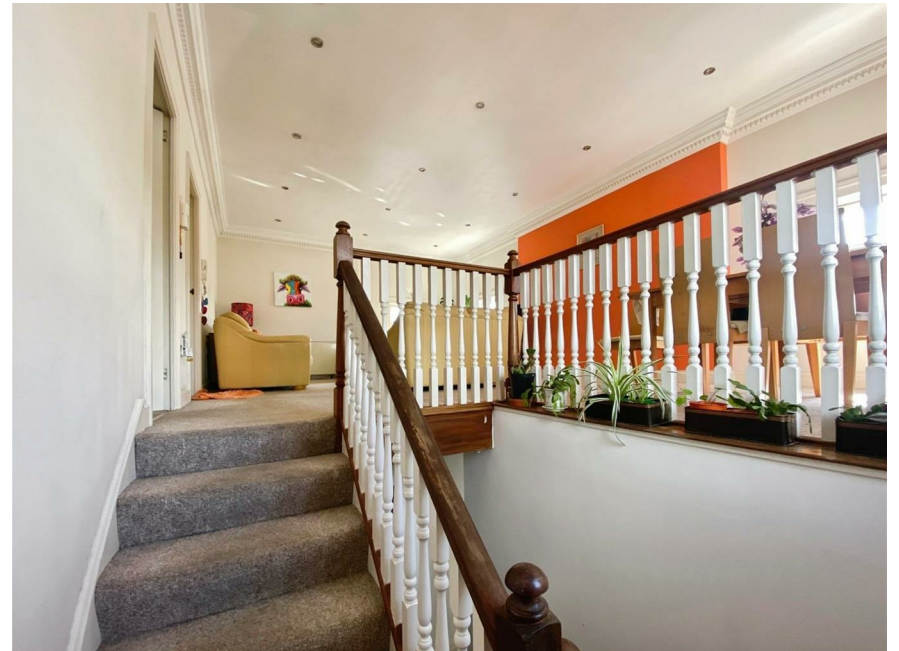


- Elevated Riverside Development Location
- Entrance Hall with Ample Storage
- Kitchen with Fitted Units Throughout
- Flexible Fourth Bedroom or Study
- Residents' Parking Plus Visitor Spaces
- Spacious Two Floor Penthouse Apartment
- Stunning Open-Plan Living/Dining Room
- Three Bedrooms and Family Bathroom
- Landscaped Communal Gardens with River Views
- EPC Rating D

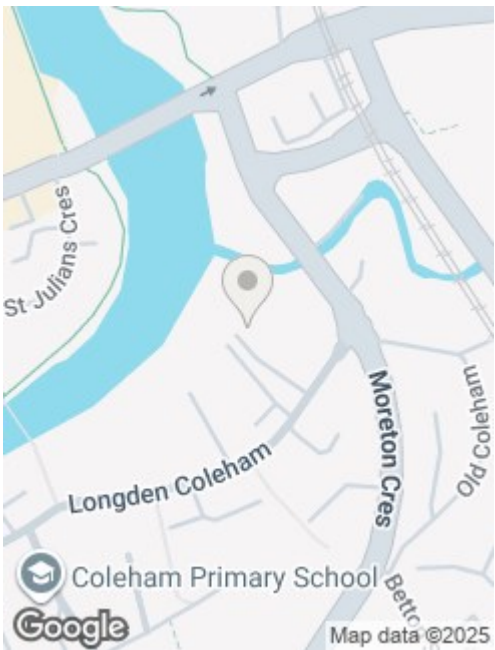
This superb four bedroom penthouse apartment, exclusively for the over 45's, offers generous and versatile accommodation arranged over two floors. The first floor provides three well proportioned bedrooms, a family bathroom and useful storage, whilst the upper floor enjoys a further bedroom, fitted kitchen and a most impressive open plan living and dining room - an inviting space perfect for entertaining or relaxing. No. 4 Thomas Court combines space, light and convenience with a delightful position and surroundings. Whether as a permanent home, a lock-up-and-leave base, or an attractive investment, it represents a rare opportunity to secure a versatile four bedroom property in this popular address - all with the benefit of no upward chain.

The property is pleasantly situated in the desirable and well kept development of Carline Fields, within the sought after area of Longden Coleham, with its superb amenities and convenient access to Shrewsbury town centre. Residents also enjoy attractive communal gardens, parking and the reassurance of an on site house manager. Additional benefits include double glazed sash windows and electric heating.

Whilst ideal as a comfortable main residence for those seeking a secure and sociable setting, this property also presents a compelling investment opportunity. A lease extension will be required in the future, which offers clear scope to add value and enhance long term marketability. Equally, for cash purchasers not requiring a mortgage, the apartment is immediately suitable for occupation in its present form.







Directions

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

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Property no risk. Surrounding area high.

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: 99 years from 29.9.1986 - 60 years remain.

Service Charges: £2064.60 pa - Paid £172.05 pcm

Ground Rent: £110 pa - Paid £27.50 pcm

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: D

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.







Ground Floor
Floor area 60.9 sq.m. (656 sq.ft.)



First Floor
Floor area 55.8 sq.m. (601 sq.ft.)

Total floor area: 116.7 sq.m. (1,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk