



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Thomas Court, Longden Coleham, Shrewsbury,
SY3 7EX**

£140,000 Region

To view this property please call us on **01743 236 800** Ref: T7239/SF/KQ

A well presented, ground floor, two bedroom retirement apartment.

A well presented, ground floor, two bedroom apartment situated in this award winning retirement development with the benefits of electric night storage heating and communal gardens and grounds.

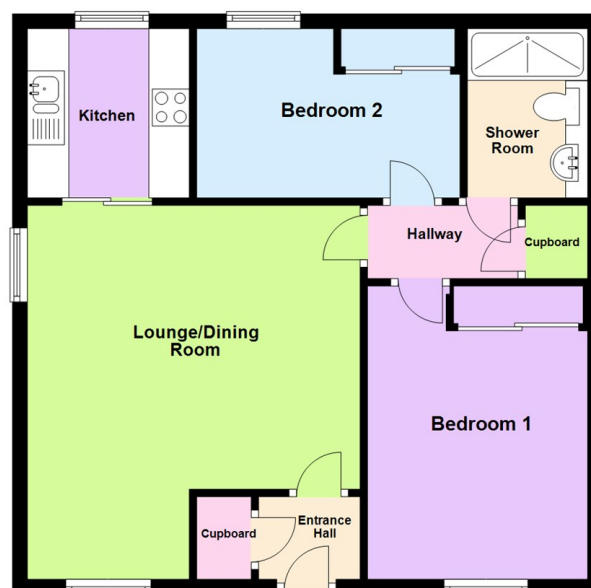
The property is pleasantly situated in this popular and sought after residential development, within easy reach of Longden Coleham with superb amenities, while also being well placed for access to the nearby town centre with all its shopping and transport facilities.



FLOOR PLANS

Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

3'8" x 4'6" (1.12m x 1.37m)
Large store cupboard

LOUNGE / DINING ROOM

16'7" x 14'9" (5.05m x 4.50m)

KITCHEN

7'6" x 7'0" (2.29m x 2.13m)
Fitted with a range of matching wall and base units with worktops over
Four ring hob with extractor over
Tiled flooring

INNER HALL

3'3" x 6'8" (0.99m x 2.03m)
Large store cupboard

BEDROOM 1

13'0" x 9'6" (3.96m x 2.90m)
Built in wardrobe

BEDROOM 2

7'6" x 11'8" (2.29m x 3.56m)
Built in wardrobe

SHOWER ROOM

7'6" x 5'4" (2.29m x 1.63m)
Shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

Attractive, well maintained landscaped communal gardens and parking area.

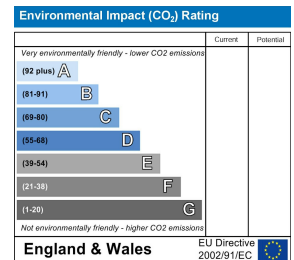
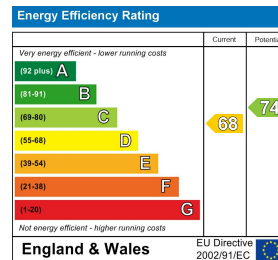


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system onto Belle Vue Road. Turn right into Longden Coleham and almost immediately right again into Thomas Court.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

FIND OUR PROPERTIES ON: 

 rightmove.co.uk
The UK's number one property website

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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