





4 Thomas Court, Longden Coleham, Shrewsbury, SY3 7EX Offers In The Region Of £250,000

This particularly attractive and spacious three bedroom duplex apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The property has the benefit of electric central heating and double glazing. Occupying an enviable position, essentially designed for people over the age of 45 years with on site house manager offering peace of mind and security for the older residents. The development is situated in a remarkable location with views across the River Severn towards the English Bridge and the town centre and is also well placed within reach of excellent amenities in Longden Coleham and the town centre. Ideally placed within easy reach of the nearby A5 Motorway link allowing access onto the M54 leading to the West Midlands.



Communal secure entrance hall with stairs rising to FIRST FLOOR COMMUNAL LANDNIG and personal entrance door leading into;

Personal First Floor Entrance Hall

With large built in store/linen cupboard. Further built in storage cupboard.

Bedroom One

Windows providing a pleasant outlook, electric heater and door leading to built in wardrobe.

Bedroom Two

With window again providing a pleasant outlook and electric heater.

Bedroom Three

With window and electric heater.

Bathroom

With panelled bath with shower over, wash hand basin and WC.

From the personal Entrance Hall stairs rise to the Second Floor providing a fabulous open plan Living Diner with Kitchen Breakfast Room and Home Office.

Living Diner

With windows providing a dual aspect, those to the rear enjoy views forwards the River Severn, and town centre beyond. Electric heater. Door leading to;

Home Office

A versatile room which could be used as additional living space for an additional bedroom if required. With velux window and electric heater.

Kitchen Breakfast Room

Offering scope for improvement, fitted with a range of matching base units with worksurfaces over and 1 1/2 sink drainer unit with tiled splashbacks and space for appliances. Range of matching eye level units. Electric heater. Window and space for breakfast table.

Outside

Attractive and neatly kept, well maintained LANDSCAPED GARDEN and GROUNDS with an inner courtyard with ornamental water feature, extensive

lawns skirting the perimeter of the development with river views and a spacious and generous communal CAR PARK.

General Notes**TENURE**

We understand the tenure is Leasehold with 60 years remaining on the lease. The property is subject to an annual ground rent of £110 per annum and service charge of £2064.60 per annum. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 14 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk for River is high and for Surface Water it is Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

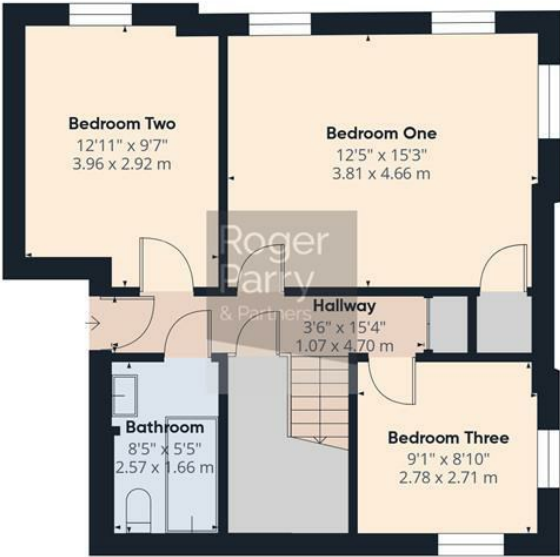
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1129 ft²
105 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: D

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.