



SAMUEL WOOD

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

Region £160,000



3 Thomas Court

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- First Floor Leasehold Apartment
- Living Room & Kitchen
- On Site House Manager
- Residents Car Parking
- Minimum age requirement is currently set at 40 years
- Two Bedrooms & Bathroom
- Electric Heating
- Lovely Communal Gardens & Riverside Aspect
- Close to Town Facilities & Amenities
- EPC Rating D

Viewing is recommended of this delightful and conveniently located two bedroom first floor leasehold apartment in this sought after locality of Carline Fields, within walking distance of Shrewsbury Town Centre. The development is designed for the over 40's with lovely communal gardens and the serene backdrop of the River Severn running in proximity, adding a touch of tranquility to your everyday life.

Discover convenient apartment living at 3 Thomas Court in the attractive Carline Fields development.

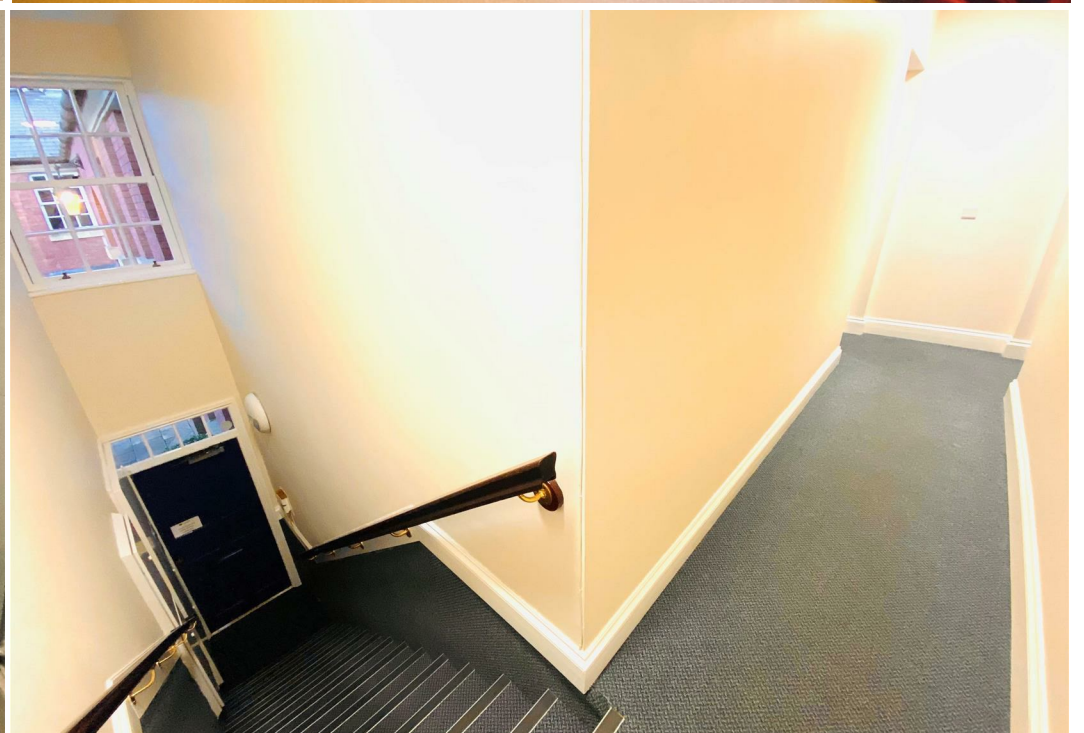
This first-floor apartment presents an enhanced and generously spacious interior, boasting two delightful double bedrooms, hallway and an impressive living dining room seamlessly adjoining a thoughtfully fitted kitchen. A particularly impressive feature is the stylish refitted shower room.

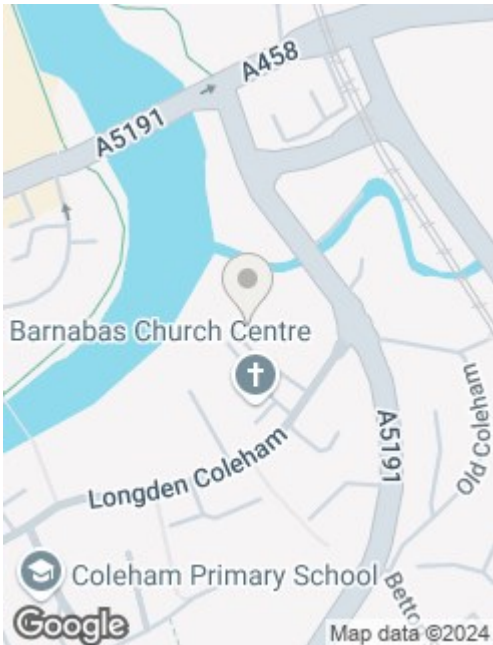
The residents gardens surrounding provide a picturesque setting together with seating areas. Further convenience is provided with the residents car parking area.

The facilities of the Shrewsbury town centre is just a leisurely walk away, with Coleham offering an extensive range of shops located nearby.

Agents note: the property has at least remaining of 61 years which will effect the availability of Mortgage land mortgage lending, therefore At least extension is recommended to prospective purchasers.







Directions

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

Broadband Speed: Basic 14 Mbps & Superfast 80 Mbps

Flood Risk: Medium,

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 - 61 Years remain.

Service Charges: £140 pcm

Ground Rent: £13 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: C

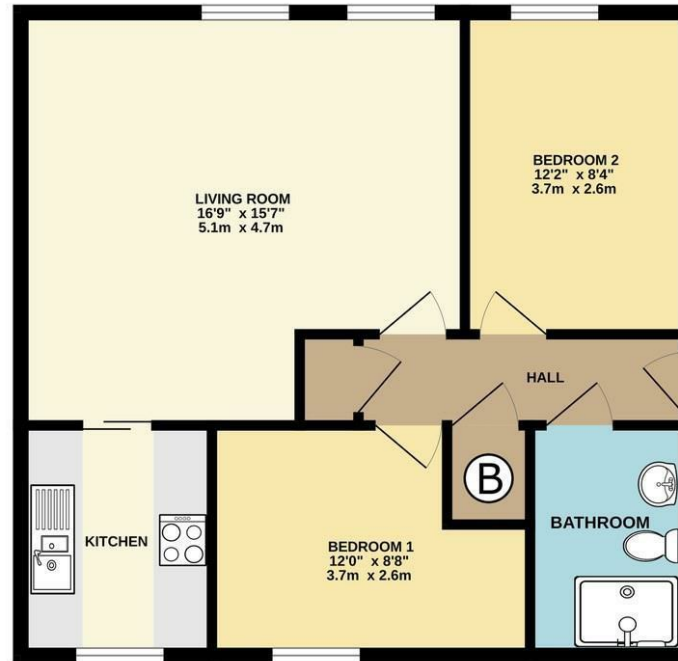
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





FIRST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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