



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

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £149,995**

Viewing: strictly by appointment through the agent



Occupying a pleasing position on this purpose built complex for the Over 40's. This is a particularly spacious, bright and airy two bedroom first floor retirement apartment, having a pleasant outlook to the rear over communal grounds and the River Severn. Thomas Court offers easy accessibility to a variety of excellent amenities and is within striking distance of the Shrewsbury town centre. This apartment is being offered For Sale with NO UPWARD CHAIN and viewing is recommended by the agent. The accommodation briefly comprises of the following: Communal entrance, entrance hallway, lounge/diner, kitchen with range of free standing appliances, master bedroom with a range of fitted bedroom furniture, bedroom two, shower room, electric heating, well maintained communal grounds and ample communal residence parking.

The accommodation in greater detail comprises the following:

Door gives access to:

**Communal entrance hall**  
(shared with neighboring property)

Communal stairs rise to:

**First floor**

Apartment entrance door gives access to:

**Hallway**

Having a night storage heater, loft access, linen store cupboard.

Door from hallway gives access to:

**Lounge/diner**

13'11 x 13'0

Having two glazed sash windows overlooking communal grounds, night storage heater, TV aerial points, Telephone points, coving to ceiling, pull cord emergency system.

Sliding door from lounge/diner gives access to:

**Kitchen**

11'4 x 7'2

And comprises: eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, free standing cooker, fridge/freezer, washing machine, vinyl tiled effect floor covering, glazed sash window with pleasing aspect overlooking the communal grounds and the River Severn, pantry style store cupboard with wall mounted electric consumer unit.

From hallway doors then give access to: Two bedroom and shower room.

**Bedroom one**

13'0 x 9'0 max in wardrobe recess

Having a range of fitted bedroom furniture which

includes: wardrobe, dressing table, bedside cabinets, eye level storage cupboards, glazed sash window overlooking the communal gardens and night storage heater.

**Bedroom two**

10'2 x 7'9

Having glazed sash window with a pleasing aspect overlooking communal grounds and the River Severn, wall mounted electric panelled heater.

**Shower room**

Having tiled shower cubicle with wall mounted electric shower, low flush WC, wash hand basin with mixer tap over, heated chrome style towel rail, glazed sash window, vinyl floor covering, night storage heater.

**Outside**

There are beautifully kept communal grounds which leads down to and overlook the River Severn towards the town centre. Within the residence carpark there is ample communal parking.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is 62 years  
Ground rent paid quarterly Rent in advance 01 Jul 23 to 30 Sep 23 - £27.50  
Service charge 01 Apr 23 to 31 Mar 24 - £1,854.29 per annum  
Ground rent, review date and increase  
Review date is in 2052 with a price TBC  
The above charges/lease details have not been

verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

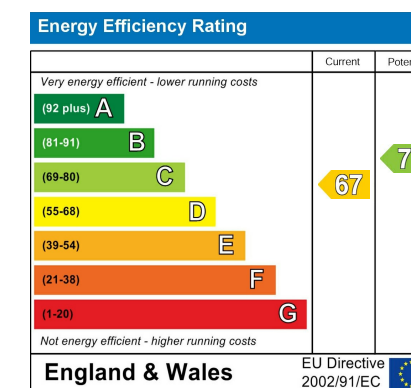
**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

Ground Floor

