



11 Old Coleham Court, Coleham, Shrewsbury, Shropshire,  
SY3 7BP

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.
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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 £339,000**

Viewing: strictly by appointment  
through the agent

A contemporary bespoke architectural designed two bedroom and two bathroom apartment of 95sqm living accommodation on the First floor. Floor-to-ceiling windows ensure this North-East facing apartment is filled with natural light. An unusually high ceiling (over 2.8m tall) adds to the sense and elegance. This exclusive luxury 5 star hotel style interior development is currently being constructed by SY Homes and any interested parties can view by appointment through Holland Broadbridge Estate Agent - 01743 357000 option 1.

The accommodation briefly comprises of the following: Entrance hall with two storage cupboards, open-plan lounge/diner, Wide kitchen with island-style counter, perfect for entertaining, Separate utility room for washing machine and dryer, two double bedrooms with space for fitted wardrobes, Two bathrooms: one with en-suite shower, one separate bathroom with bath, easy access to resident's courtyard.

#### Features

Interior Courtyard for residents  
Raised level, allocated residents parking  
ANPR (Automatic Number Plate Recognition) for parking security  
Electric vehicle charging points  
Excellent energy efficiency - EPC rating B  
Spacious rooms with open-plan layouts  
Bespoke kitchens from Nolte with integrated appliances  
Luxurious tiles and sanitary ware from Porcelanosa

#### Extras available

A choice of kitchen cabinet doors  
A choice of fitted wardrobes in bedrooms  
A choice of flooring in bedrooms  
Parking spaces available - This is available via separate negotiation a double length parking space for 2 vehicles is £20,000 and single parking space £15,000.

#### Services

Mains water, electricity 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 B (unconfirmed)

#### Additional information

Sold as a LEASEHOLD, with a share of Freehold  
Approximate Length of lease remaining is 999 years  
Ground rent and Ground rent review date TBC  
Service charge for this property will be approximately £1,888 per annum or £157 per month (as development is still under construction)  
Service charge is fixed for three years from Completion date  
All main services installed: electric, water

Council tax band B ( unconfirmed) - £145 / month estimated  
EPC rating B

All gallery photos are illustrative only, CGI impressions or photos from SY homes' previous developments.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

