HOLLAND BROADBRIDGE













The Property Ombudsman

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.

HOLLAND BROADBRIDGE

29 Pengwern court, Longden Road, Coleham, Shrewsbury, Shropshire, SY3 7JE

www.hbshrop.co.uk



Offers In The Region Of £150,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£150,000

Offered for sale with NO UPWARD CHAIN, this is a bright and airy, spacious and well proportioned two double bedroom purpose built first floor retirement apartment, located on this favoured development set within beautifully kept communal grounds. Pengwen Court offers a super location and is within striking distance of an array of amenities, Shops, tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen, two double bedrooms both with fitted mirror fronted wardrobes, newly fitted shower room, communal lift, residence lounge and kitchen area, residence manager with 24hr emergency care line response system, additional guest suite accommodation for visitors (fee payable), attractive landscaped communal grounds, residence parking, electric heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secure communal entrance door gives access to:

Communal hallway
With stairs and lift rising to:

Communal first floor landing
Door gives access to:

Entrance hallway
Having night storage heater, walk-in airing cupboard, coving to ceiling, linen store cupboard housing electricity consumer unit.

Door from entrance hallway gives access to:

Lounge/diner
22'7 x 10'8
Having electric fire set to a marble style hearth with timber style fire surround, sealed unit double glazed window to front, coving to ceiling, TV aerial and telephone points, night storage heater.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen
8'5 x 7'5
Having eye level and base units with built-in cupboards and drawers integrated oven tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit, vinyl tiled effect floor covering, coving to ceiling, sealed unit double glazed window to front, wall mounted pull cord electric heater.

From entrance hallway doors give access to; Two double bedrooms and shower room.

Bedroom one
16'10 max reducing down to 14'6 x 9'2
Having sealed unit double glazed window to front, night storage heater coving to ceiling, built-in mirror fronted wardrobe.

Bedroom two
13'5 max x 9'1
Having sealed unit double glazed window to front, coving to ceiling, built-in mirror fronted wardrobe, wall mounted electric heater.

Newly fitted shower room
Having tiled shower cubicle, low flush WC, wash hand basin with store cupboard below, strip light, heated towel, wall mounted extractor fan., vinyl floor covering, coving to ceiling.

Outside
There is ample residence parking and well maintained communal grounds.

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.

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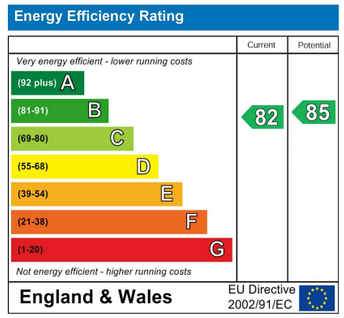
Tenure
We are advised that the property is LEASEHOLD.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 97 years
Ground rent £359.24 per 6 months
Ground rent review date and price increase
Service charge £2633.35 per 6 months
The above charges/lease 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.



FLOORPLANS

