



**8 Pengwern Court, Longden Road, Shrewsbury, SY3 7JE**

1 bedroom ground floor apartment — £120,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This well-designed and improved ground floor apartment occupies a fantastic position within a popular purpose-built retirement development, benefiting from a Juliette balcony and lovely views over communal gardens and towards the Quarry Park. Pengwern Court is conveniently situated in a sought-after residential area, a stone's throw from Coleham's excellent range of amenities and just a short walk from the town centre over the Greyfriars Bridge.

### KEY FEATURES

- Neatly kept communal entrance hall, telephone intercom system, and lift access to all floors – this property is accessed via the ground floor from the car park side, or lower ground floor from Coleham side
- Private inner hallway with useful built-in store cupboard, which has additional shelving
- Lovely open plan living/dining room with a feature fireplace and Juliette balcony offering views over the communal gardens, towards the Quarry Park and River Severn
- Re-fitted kitchen, installed within the last 5 years, complete with a range of units and integrated appliances, including a fridge/freezer that is only 6 months old
- Good-sized double bedroom with built-in wardrobe
- Re-fitted bathroom, installed within the last 2 years, with a specialist accessible walk-in bath and shower, and very practical vanity unit. There is also a large airing cupboard that houses the hot water tank and is shelved for excellent storage
- Impressive landscaped communal grounds with seating areas for residents to enjoy
- There is a resident house manager and 24-hour emergency care line response system
- Easy access to the resident's lounge, from which many social events are run by an active community within Pengwern Court
- There is also a resident and visitor car park, and a well-equipped laundry room
- Additional guest suite accommodation for visitors - this is typical of a McCarthy and Stone development, and any residents are able to stay at other developments around the country for a minimal charge
- Sold vacant with no upward chain

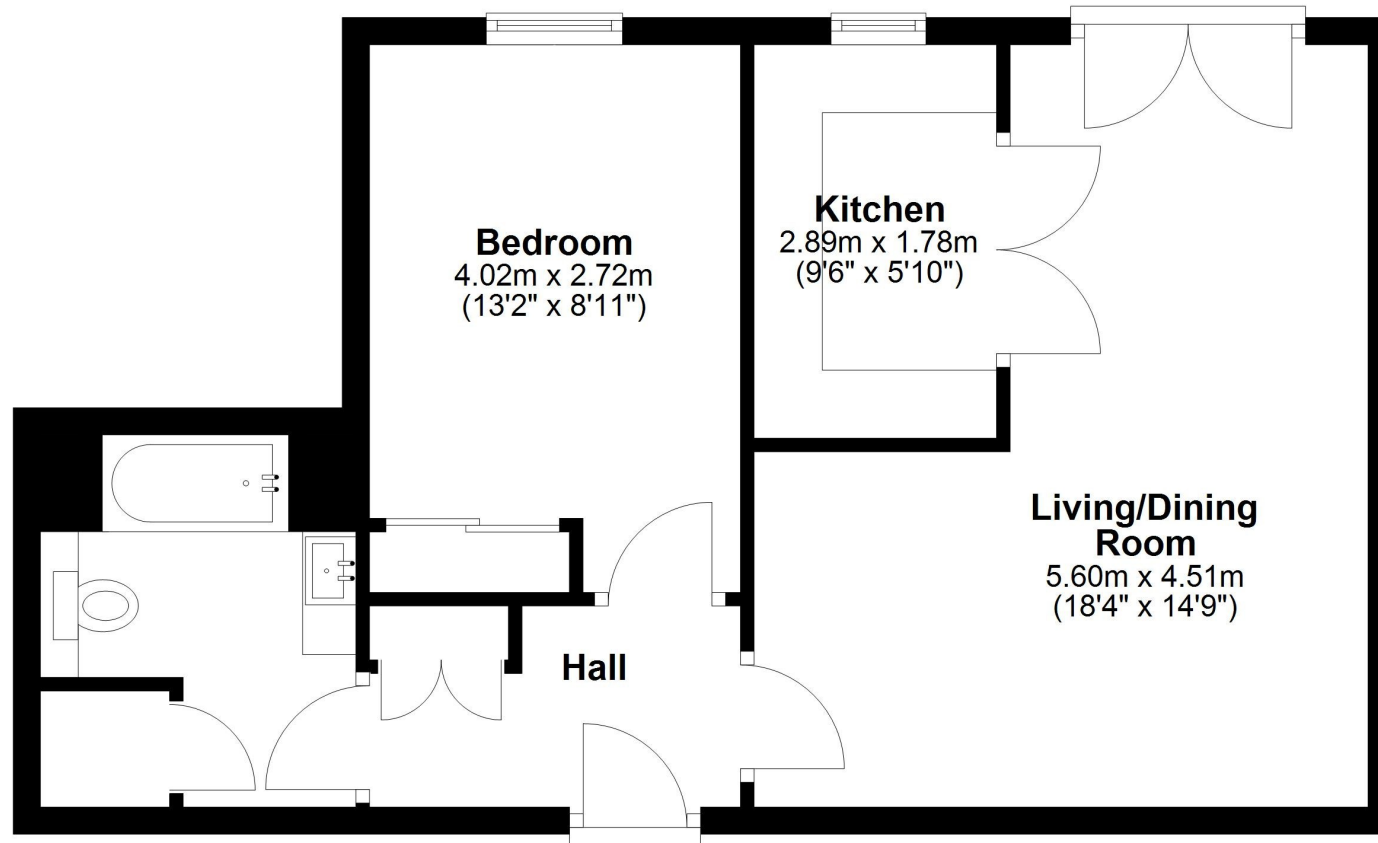


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## Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 47.6 sq. metres (512.8 sq. feet)







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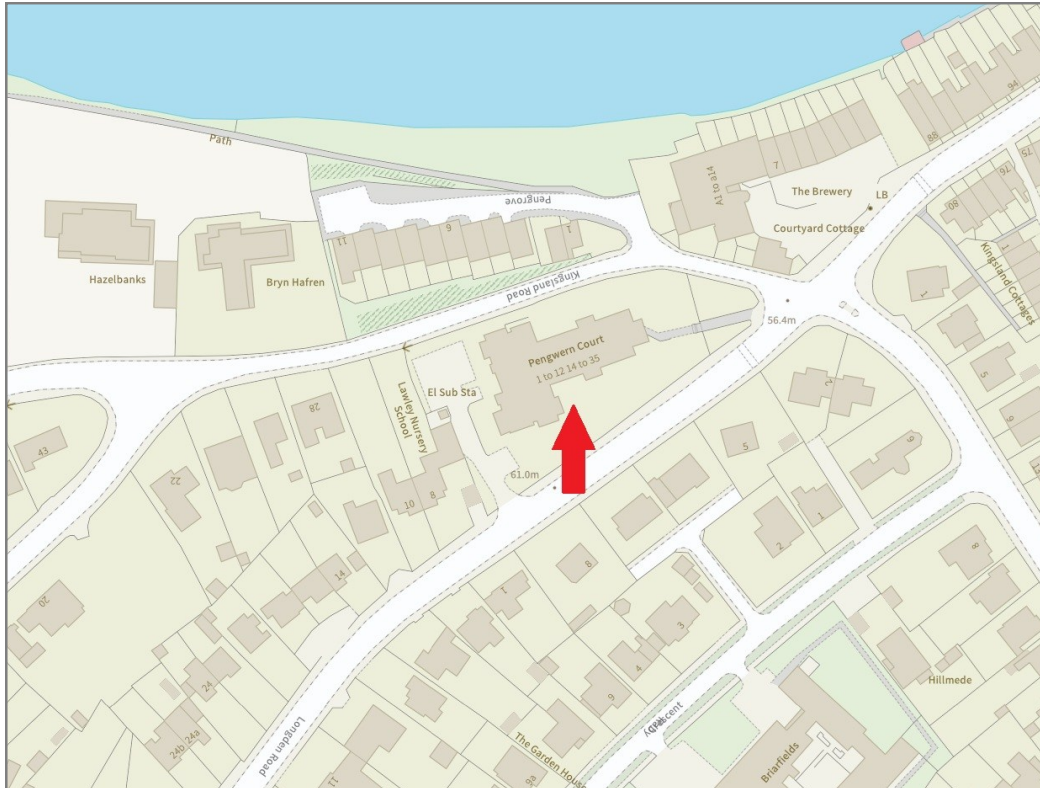
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**BOUNDARIES NOT CONFIRMED**

Local Authority  
Council Tax  
EPC Band  
Services

**Shropshire Council**  
**Band B**  
**Band B**  
**Mains water, electricity and drainage are connected.**  
**Electric heating.**

Tenure  
Length of lease  
Service charge  
Ground rent

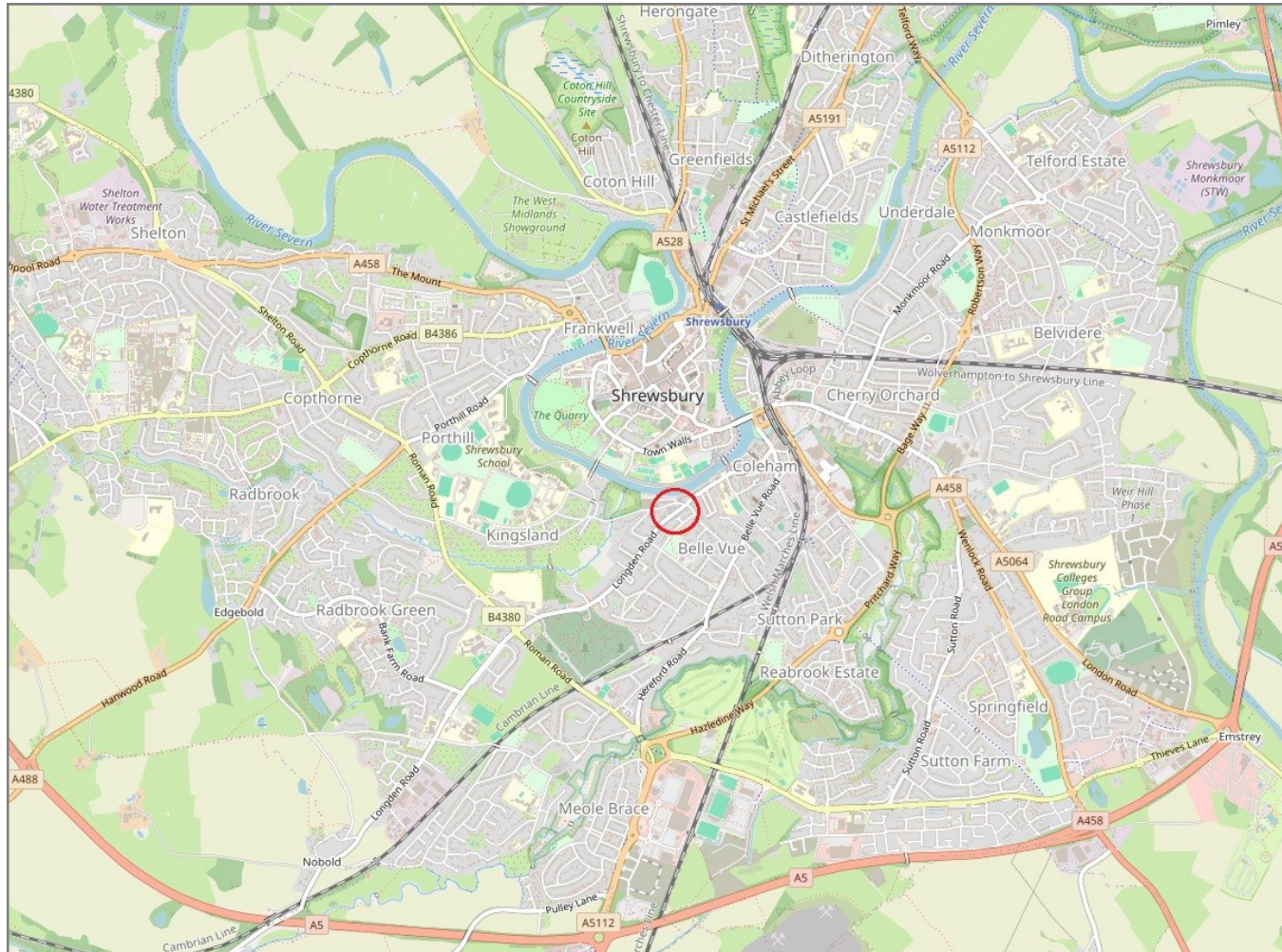
**Leasehold**  
**125 years from 1998**  
**£4471.52 per annum**  
**£559.86 per annum**

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