

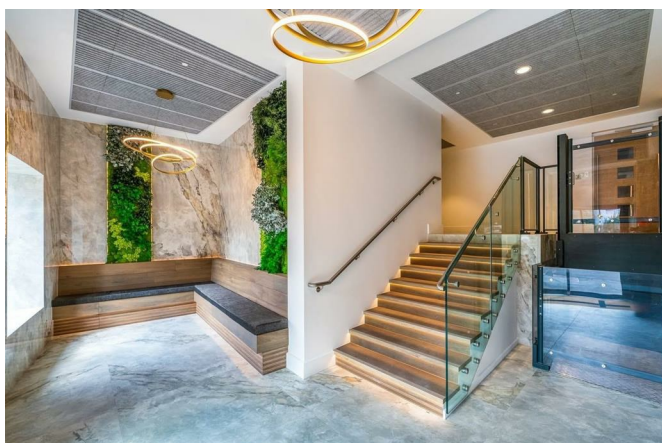
# 7 Old Coleham Court Coleham Shrewsbury SY3 7BS



**1 Bedroom Apartment**  
**Offers In The Region Of £229,000**

## The features

- FINAL ONE BEDROOM FIRST FLOOR APARTMENT.
- FINISHED TO EXCEPTIONAL CONTEMPORARY STANDARD
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- ABOVE GROUND ANPR PRIVATE PARKING WITH AMPLE EV CHARGING AVAILABLE
- VIEWING ESSENTIAL
- STYLISH OPEN AIR RESIDENTS CENTRAL COURTYARD
- LUXURY SECURE HOTEL STYLE ENTRANCE - STEP FREE AND LIFT ACCESS
- DOUBLE BEDROOM WITH WARDROBES AND BATHROOM
- CLOSE TO THE TOWN CENTRE, RAILWAY STATION AND RIVERSIDE WALKS



\*\*\* APARTMENT OF THE MONTH FROM THE AWARD WINNING SY HOMES \*\*\*

#### FINAL ONE BEDROOM SOUTH FACING APARTMENT.

This truly impressive larger than average one bedroom Apartment offers unrivalled space, luxury and sophistication and is finished to an exceptional standard of specification by award winning local developers SY Homes.

Old Coleham Court is a unique contemporary development comprising of 13 Apartments and Penthouses located right on the edge of the Town Centre and being a stones throw from the vibrant Coleham. Boasting an excellent range of amenities including independent stores, cafe's, bars and restaurants and a short walk from the famous Shrewsbury Quarry and Town Centre amenities.

With floor to ceiling windows ensuring this corner South facing apartment is flooded with natural light which is enhanced by the unusually high ceilings adding to the sense of space and elegance.

The accommodation which must be viewed to be fully appreciated briefly comprises secure luxury hotel style Reception Hall with lift and stair access, personal Reception Hall, lovely

## Property details

### LOCATION

There is a lot to love about living in Coleham - Coleham has a village like atmosphere, a vibrant high street and welcoming local community. Along Longden Coleham you will find independent shops, cafes, restaurant/public houses, hairdressers and recreational facilities.

Old Coleham Court is situated close to the Abbey and The English Bridge which is then a short stroll to the Wyle Cop which hosts the longest street of independent stores in the UK. For commuters there is ease of access to the A5/M54 motorway network.

### DESCRIPTION

Envisage, engineer, emerge has been the Mantra at SY Homes as they have brought their vision for new residential apartments in Coleham, Shrewsbury to reality. After significant investment in architectural and engineering expertise, the state of art building is now complete and ready for occupation.

This final one bedroom Apartment is ready for immediate occupation and has been finished with a range of extra fittings including bespoke wardrobes from the impressive Hammonds range.

The Courtyard - At the heart of Old Coleham Court lies the residents courtyard, a peaceful and stylish open air sanctuary. Located on floor 1, the courtyard provides all important outside space where the residents can meet and relax. Finished with bench seating and ancient olive trees in a warm Mediterranean design. In the evening subtle lighting creates private zoned areas. The courtyard measures over 360 sqm and has two step free entrances.

An acoustic engineer consulted on Old Coleham Court as part of the architectural process. Sound absorption has been considered throughout the building with deep insulation in the walls.

Bespoke Scandinavian windows from Rational improve the sound and heat insulation.

Parking is available and is an automatic number plate recognition system and there are 22 electric vehicle charging bays.

### SECURE COMMUNAL ENTRANCE HALL

A true wow factor for all your visitors, this light open space has a feel of opulence with its beautiful tiled flooring and feature wall panels. Stairs and lift access leads to the 3rd floor Penthouse Apartments. Security has been well and truly thought about and internal doors are access with a security fob.

### PERSONAL RECEPTION HALL

with large cloaks/storage cupboard.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A fabulous light room with full height windows providing an aspect along Old Coleham and having remote operated blinds. The Kitchen is beautifully fitted with a range of contemporary high end units and appliances.

### BEDROOM

A generous double room with full height windows again with an aspect along Old Coleham. Bespoke fitted wardrobes with hanging rails, storage and shelving from the Hammonds collection.

### BATHROOM

A well appointed room which has been styled using the famous Porcelenosa sanitaryware including bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath and back lit mirror over, concealed WC. Complementary tiled surrounds and flooring again from the Porcelenosa range.

### COURTYARD

The Courtyard - Apartment 7 is located a few steps away from the entrance leading to the Courtyard and as mentioned previously the heart of Old Coleham Court lies the residents courtyard, a peaceful and stylish open air sanctuary. Located on floor 1, the courtyard provides all important outside space where the residents can meet and relax. Finished with bench seating and ancient olive trees in a warm Mediterranean design. In the evening subtle lighting creates private zoned areas. The courtyard measures over 360 sqm and has two step free entrances.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a share of the freehold and subject to a 250 year lease, with 250 remaining. The monthly service charge will be capped at £106.00 pcm for 3 years from completion. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.



#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

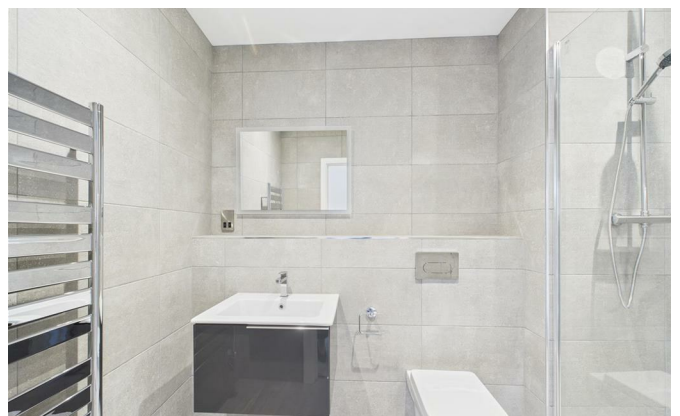
#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

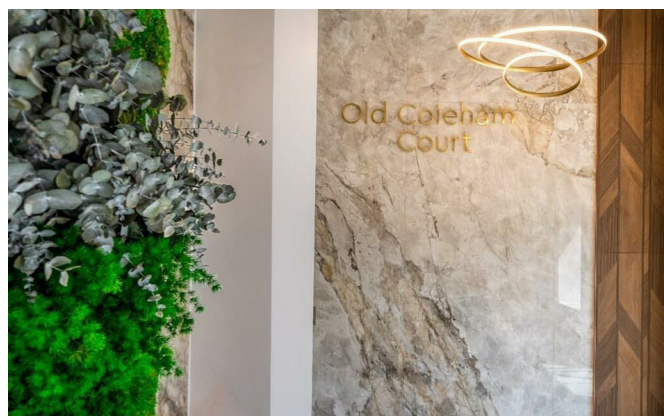
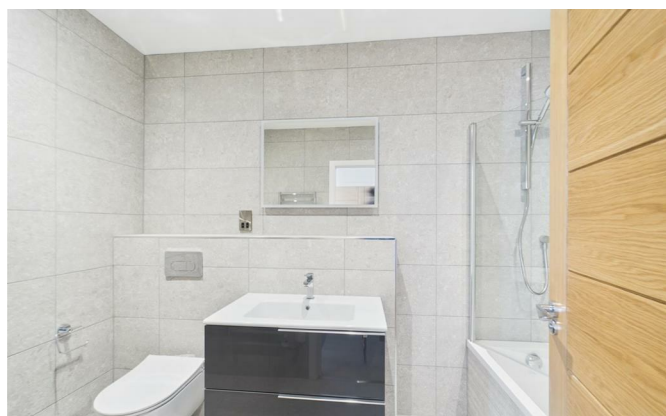
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





## 7 Old Coleham Court, Coleham, Shrewsbury, SY3 7BS.

1 Bedroom Apartment  
Offers In The Region Of £229,000







## Judy Bourne

**Director at Monks**

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

### Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

### We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| 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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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