

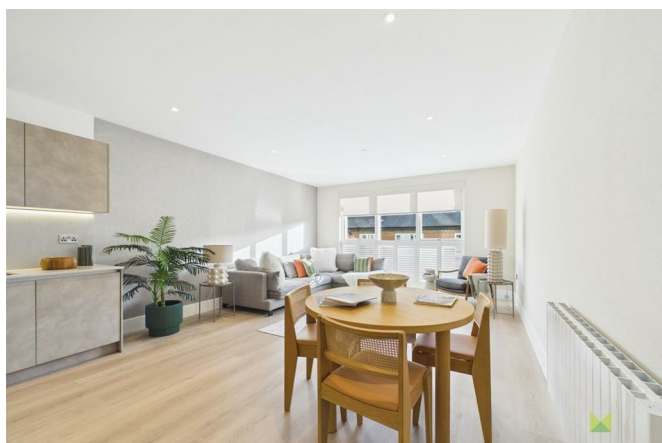
Apartment 3 Old Coleham Court Coleham Shrewsbury SY3 7BS



2 Bedroom Apartment
Offers In The Region Of £350,000

The features

- CONTEMPORARY ARCHITECTURE LOCATED IN PRIME LOCATION CLOSE TO TOWN
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES
- RAISED SECURE ANPR PARKING WITH AMPLE EV CHARGING POINTS
- TWO GENEROUS BEDROOMS
- EMAIL JUDY@MONKS.CO.UK for your personal viewing
- OUR STUNNING SHOW HOME NOW AVAILABLE TO PURCHASE
- LUXURY HOTEL STYLE RECEPTION AND COMMUNAL AREAS
- LUXURY BATHROOMS WITH PORCELENOSA TILING
- EXCELLENT AMENITIES ON HAND IN THE VIBRANT COLEHAM NEIGHBOURHOOD



JUST RELEASED

THE STUNNING SHOW APARTMENT AT OLD COLEHAM COURT - BEAUTIFULLY FINISHED AND READY FOR IMMEDIATE OCCUPATION.

We've saved one of the very best until last!

STAMP DUTY AND LEGAL FEES PAID.

An exceptional opportunity to acquire the final south-facing, first-floor, two-bedroom apartment at the prestigious Old Coleham Court development. This stunning former Show Apartment has now been released for sale as a complete turnkey package – beautifully finished, fully equipped and ready to move straight into.

Bathed in natural light through impressive floor-to-ceiling windows, this outstanding, larger-than-average apartment offers beautifully proportioned accommodation, effortlessly combining contemporary elegance, luxury and exceptional attention to detail.

Designed and completed by award-winning local developers SY Homes, every element has been carefully considered to create a sophisticated home with an uncompromising

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-the-art building is now complete and ready for occupation.

Our Show Apartment is available as a complete unit with all furnishings so all you need to bring with you is your personal possessions. As a range of incentives we can offer payment of your legal fee's (subject to using our recommended conveyancers), stamp duty paid up to the value of £7,500 (only home) and we will even cover the cost of your removals with our experienced recommended professional.

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.

- German Nolte Kitchen with Bosch integrated appliances
- Dishwasher, washing machine and tumble dryer
- Caple wine cooler and Quooker boiling-water tap
- Porcelanosa flooring, sanitaryware and designer tiling
- Bespoke handmade SWD internal doors
- Impressive Rational floor-to-ceiling windows
- Mechanical Ventilation with Heat Recovery (MVHR)
- Video intercom entry system
- Lift access and beautifully presented communal areas
- Secure residents' parking with ANPR-controlled access

SECURE COMMUNAL ENTRANCE

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 superb open-plan living space bathed in natural light, with full-height glazing, part fitted with plantation style shutter blinds. The exceptional kitchen is elegantly fitted with premium Nolte cabinetry and complemented by a range of integrated Bosch appliances, including a dishwasher and washer-dryer, together with a Caple wine cooler and Quooker boiling water tap.

PRINCIPAL BEDROOM

Another excellent sized room filled with light from large windows fitted with plantation style shutter blinds. Fitted wardrobes.

EN SUITE BATHROOM

A luxurious bathroom featuring a high-quality Porcelanosa suite, comprising a deep bath with mixer shower and rainfall drench head, elegant wash hand basin set within a bespoke vanity unit with storage beneath, and a concealed cistern WC. Beautifully finished with coordinating Porcelanosa tiling throughout, a backlit mirror, and a stylish heated towel rail.

BEDROOM 2

another generous sized room naturally lit with large windows with plantation style shutter blinds, fitted wardrobes.

SHOWER ROOM

A luxurious bathroom featuring a high-quality Porcelanosa suite, comprising a deep bath with mixer shower and rainfall drench head, elegant wash hand basin set within a bespoke vanity unit with storage beneath, and a concealed cistern WC. Beautifully finished with coordinating Porcelanosa tiling throughout, a backlit mirror, and a stylish heated towel rail.

COURTYARD

The Courtyard - Communal doors 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 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 County's 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.

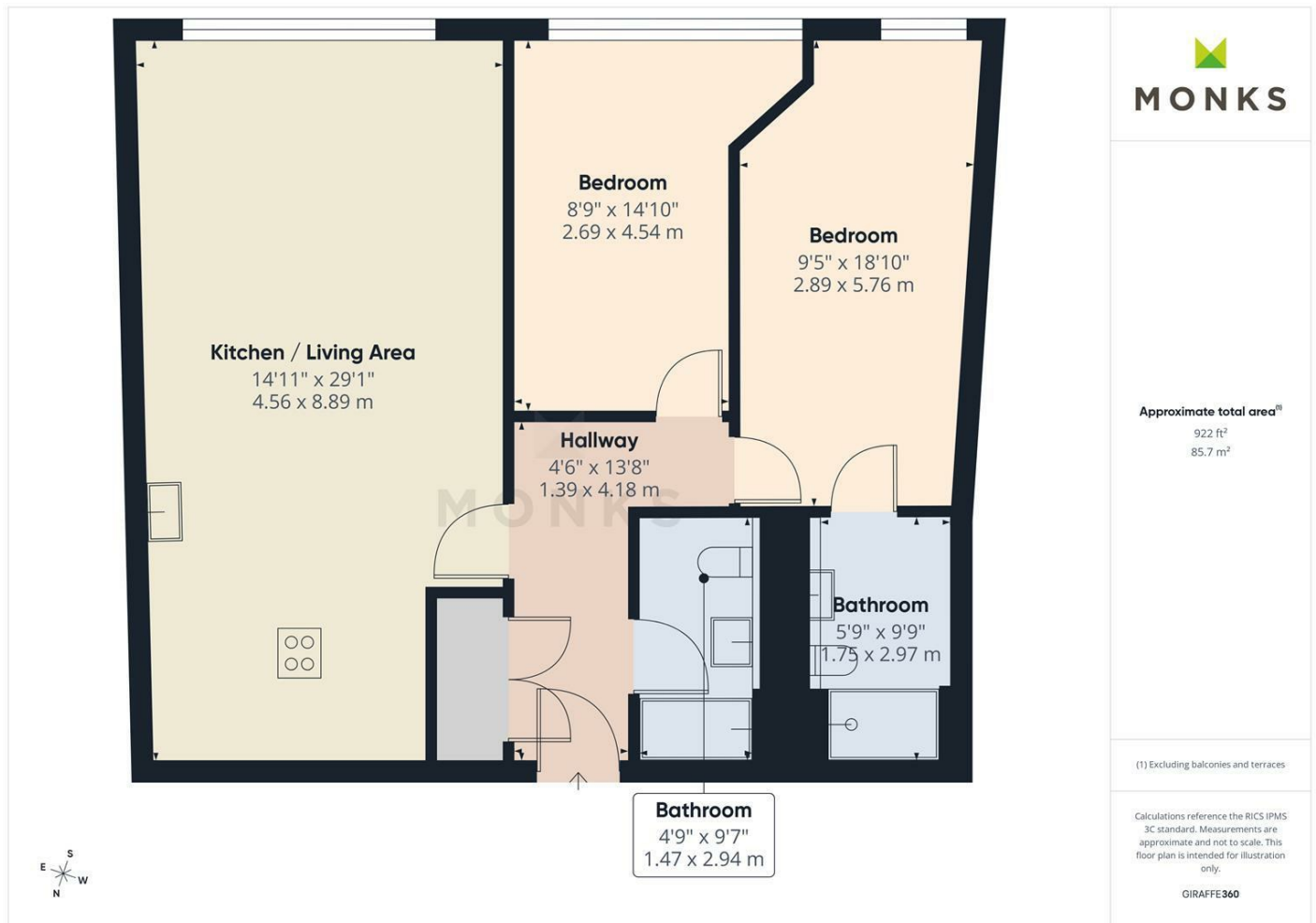
NEED TO CONTACT US

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

Apartment 3 Old Coleham Court, Coleham, Shrewsbury, SY3 7BS.

2 Bedroom Apartment
Offers In The Region Of £350,000





Judy Bourne

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Get in touch

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Click. www.monks.co.uk

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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