# 12 Old Coleham Court
# Coleham Shrewsbury
# SY3 7BS

MONKS

## 2 Bedroom Apartment
## Offers In The Region Of £390,000

### 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
- CALL IN TODAY AND BOOK YOUR PERSONAL VIEWNG
- STYLISH OPEN AIR RESIDENTS COURTYARD
- LUXURY HOTEL STYLE RECEPTION AND COMMUNAL AREAS
- LUXURY BATHROOMS WITH PORCELENOSA TILING
- EXCELLENT AMENTITIES ON HAND IN THE VIBRANT COLEHAM NEIGHBOURHOOD

***** BOOK YOUR PERSONAL VIEWING *****

**Thinking of downsizing your current home – come along and view the range of stunning apartments that don't compromise on space.**

**This truly impressive larger than average two bedroom, two bathroom Apartment offers unrivalled space, luxury and sophistication and is finished to an exceptional standard of specification by award winning local developers SY Homes. Having the most fabulous open plan Lounge with views along the the Reabrook and wonderful aspect of the viaduct bridge.**

**Old Coleham Court is a unique contemporary development comprising of 43 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.**

**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 open plan Living/Dining/Kitchen – the Kitchen has been beautifully fitted with a range of high end integrated appliances, principal Bedroom with en suite Bathroom and Guest**

# 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 two 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**
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 and glide-and-slide doors leading onto a private terrace enjoying breathtaking views across the town and towards the Abbey. The exceptional kitchen is elegantly fitted with premium Nolte cabinetry and complemented by a range of integrated Bosh 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 overlooking the Reabrook.

**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 overlooking the Reabrook.

**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 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

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2 Bedroom Apartment
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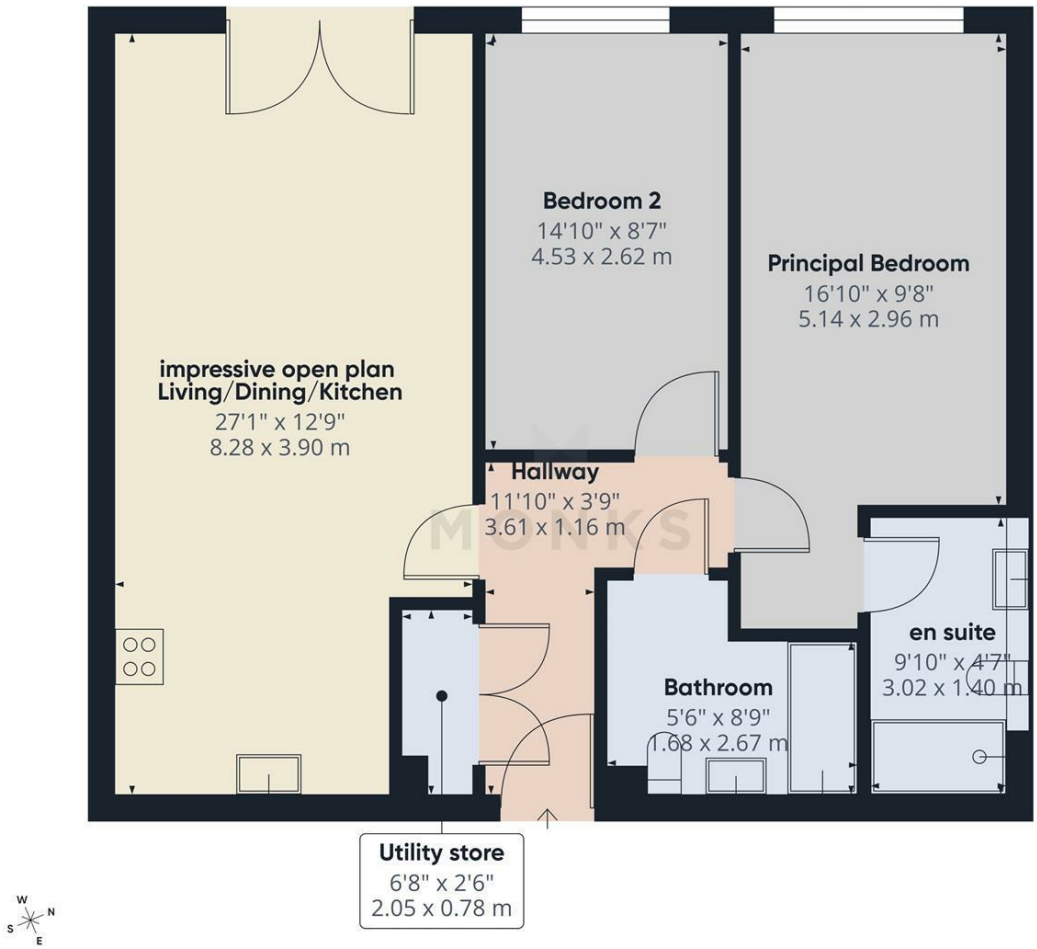


MONKS

Approximate total area(1)
831 ft²
77.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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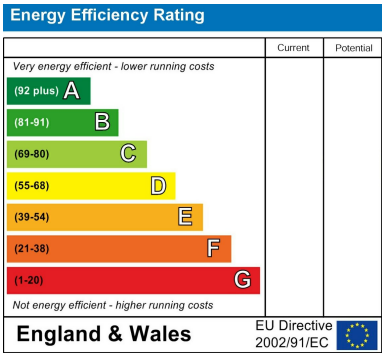


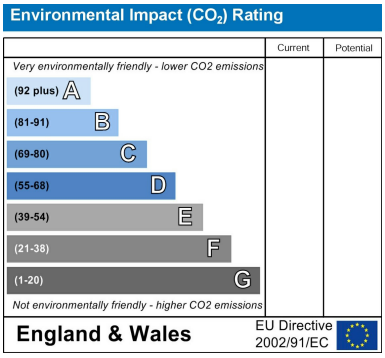



## Judy Bourne

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## Get in touch

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**We're available 7 days a week**
HOME – four words that define who, and what we are:

**H**onest, **O**riginal, **M**otivated, **E**mpathetic

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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