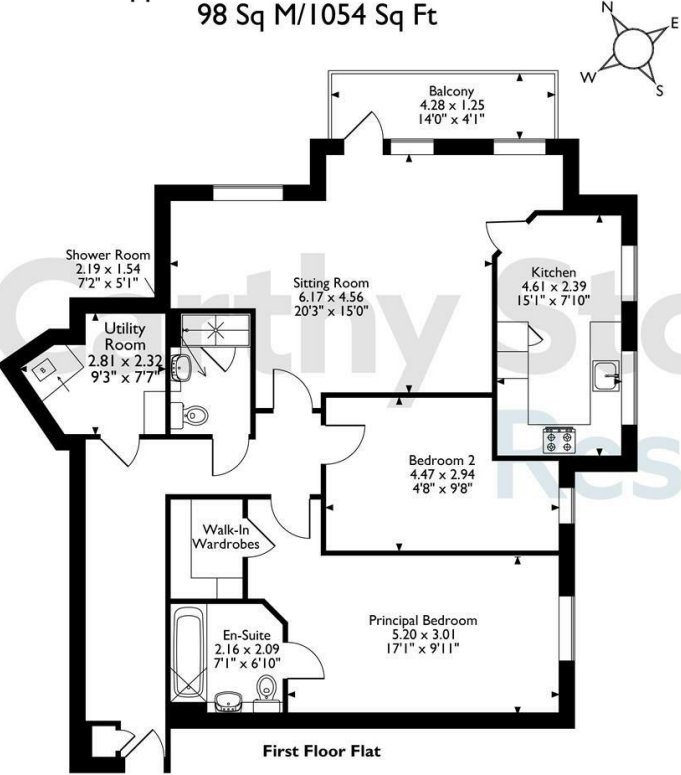


Lock Court, Flat 12, Copthorne Road, Shrewsbury,
Approximate Gross Internal Area
98 Sq M/1054 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 87 |
| (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 | |

12 Lock Court

Copthorne Road, Shrewsbury, SY3 8LP



Asking price £280,000 Leasehold

Situated in Lock Court in Shrewsbury, this delightful TWO BEDROOM retirement apartment offers an ENSUITE to the master bedroom and walk in wardrobe, ideal for those seeking a retirement haven. The property features a spacious lounge that welcomes you with an abundance of natural light and benefitting from a WALK OUT BALCONY.

This apartment is well-suited for those looking to embrace a relaxed lifestyle while remaining close to local amenities and the vibrant community of Shrewsbury. With its thoughtful layout and appealing features, this retirement apartment is a wonderful opportunity for anyone looking to downsize without compromising on quality or comfort.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Copthorne Road, Shrewsbury

2 bed | £280,000

Lock Court

Lock Court, part of McCarthy & Stones Retirement Living range, has been designed and constructed for modern independent living. The apartments have Sky+ connection points in living rooms, underfloor heating throughout, fitted wardrobes in master bedrooms, camera entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Hallway

L shaped hallway leading in to the property with the door entry system along with the 24hr emergency call system situated here. Off the hallway there is a door to a large storage cupboard which houses the hot water tank and a washing/dryer machine. Other doors lead to main shower room, master & second bedroom, and living room. The apartment is also fitted with a Ventaxia Ventilation system throughout.



Living Room

A very good size room with doors on to the walk out balcony. There is a feature fireplace with inset electric fire which creates a great focal point for the room. Space for dining room furniture, TV Sky+ connection point. Telephone point. Power sockets. Two ceiling light fittings.

Kitchen

A fully fitted kitchen with a range of contemporary wall and base units. Integrated fridge/freezer. Waist height Hotpoint oven with space for microwave above. Four ringed Hotpoint induction hob with chrome extractor hood over. Stainless steel sink unit, with drainer and mixer tap and window above. Tiled flooring.

Master Bedroom

Large spacious double bedroom with a walk in wardrobe. Large window and door off to the bathroom en-suite.

Ensuite

En-suite, Fully tiled with low level bath and shower over, WC, Wash hand basin built in to vanity unit and with wall mirror above.

Bedroom Two

A good size second bedroom with TV sockets and power points. One ceiling light fitting.

Shower Room

Fully tiled, over sized shower unit, heated towel rail, WC, Vanity unit with sink and mirror above.



Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: Annual fee of £4,973.66 for financial year ending 30/09/2025).

Parking Permit Scheme

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £495 per annum
Ground rent review: 1st Jan 2030
Lease term 125 years from 1st Jan 2015

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

