



6 Copthorne Gate, Copthorne Road, Shrewsbury, Shropshire, SY3 8NX

£180,000

Investors - An attractive first floor apartment located in this popular area within easy walking distance of Shrewsbury town centre and the Quarry. The accommodation includes Communal Entrance Hall, Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom, Communal Gardens, Allocated Parking Space, Electric Heating Double Glazing. The property is currently tenanted with a rental income of £700 per month (£8,400 per annum).



6 Copthorne Gate, Copthorne Road, Shrewsbury, Shropshire, SY3 8NX Ref: 4799

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed wooden door to Communal Entrance Hall.

Communal Entrance

Carpet, postal area and notice board, staircase to First Floor, wooden entrance door,

Entrance Hall 15' 8" x 3' 5" (4.77m x 1.04m)
Electric storage heater, useful storage cupboard housing hot water cylinders.

Living Room 14' 7" x 12' 9" (4.44m x 3.88m)
2 double glazed windows to the front, electric heater.

Kitchen 11' 9" x 8' 5" (3.58m x 2.56m)
Fitted with cream fronted base and eye level units, laminate work top, stainless steel sink unit, integrated 4 ring electric hob with oven beneath and extractor hood over, space and plumbing for washing machine, space for fridge freezer, double glazed window to the front, electric heater, tile flooring.

Bedroom 1 13' 9" x 8' 5" (4.19m x 2.56m)
Carpet, double glazed window overlooking communal gardens, built in double wardrobe with mirror fronted sliding doors, electric heater.

Bedroom 2 13' 9" x 8' 5" (4.19m x 2.56m)
Electric heater, double glazed window overlooking communal gardens, carpet, double wardrobe with mirror fronted sliding doors.

Bathroom 5' 8" x 6' 10" (1.73m x 2.08m)
Fitted with 3 piece suite including WC, wash basin, bath with mixer shower over and fully tiled walls around, tile effect vinyl flooring, electric heater, extractor fan.

Outside

Paved pathway from communal garden leads to glazed wooden entrance door to Communal Entrance Hall.

Communal Gardens

Laid to lawn with brick borders and shrubbery. Paved pathway to main entrance and access to carpark with allocated parking space.

Lease details

The property is held on a 199 year lease from 2004. 179 years remaining. The annual Service Charge is £1424.98

Agents' Note

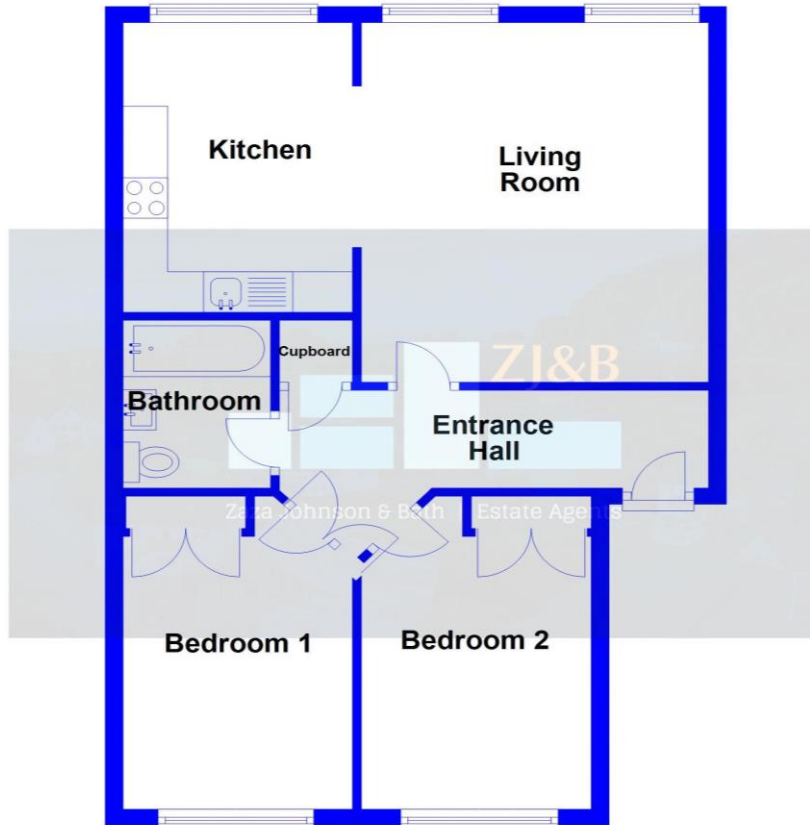
The property is currently tenanted - Rental income of £700 per calendar month- (£8400 per annum).

Council Tax Band B

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

6 Copthorne Gate, Copthorne, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

6 Copthorne Gate Copthorne Road SHREWSBURY SY3 8NX	Energy rating C	Valid until: 28 September 2028 Certificate number: 2168-8003-6201-0216-1904
---	---------------------------	--

Property type	Mid-floor flat
Total floor area	60 square metres

Rules on letting this property

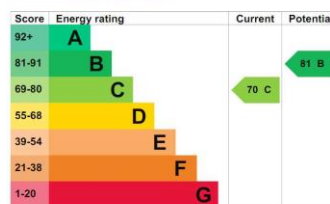
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage