



21 Lock court, Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8LP

Offers in the Region Of £245,000

This splendid 2 bedroom apartment for the over 60's enjoys an excellent open outlook from it's 2nd floor position. With lift and staircase access, the property is chain free and provides spacious accommodation. The generous hall leads to a superb living room with ample space for a dining area, the separate kitchen is well equipped. The main double bedroom offers a walk in wardrobe and full en-suite bathroom. There is a second double bedroom and an attractive shower room. Underfloor heating, double glazing.

Well worth a visit, we think you will be impressed.



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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

From Communal Landing, entrance door with spy hole.

'L' Shape Entrance Hall

Spacious Hall with large built in Utility/Store cupboard with plumbing for washing machine and hot water cylinder.

Living Room 21' 5" x 15' 1" max (6.52m x 4.59m)

A good size Living Room with glass panel door, ornamental fireplace with electric fire inset, double glazed French doors with Juliet balcony enjoy fine open aspect to the front.

Kitchen 7' 10" x 6' 10" (2.39m x 2.08m)

Glass panel door, double glazed skylight providing excellent natural lighting. Fitted with contemporary units to 3 wall areas, laminated work tops, inset sink unit, integrated electric oven, 4 ring hob with filter hood above and slim-line dishwasher, deep tiled surround to work areas, tiled flooring.

Bedroom 1 17' 1" x 9' 10" (5.20m x 2.99m)

Double glazed window to the front, deep walk-in wardrobe with hanging rails and shelving.

En-suite Bathroom

Fully tiled and fitted with contemporary white suite including bath with mixer tap and wall mounted shower fitting, wash basin with cupboards beneath, WC, heated towel rail, tiled flooring and light tunnel providing natural lighting.

Bedroom 2 13' 0" x 9' 8" (3.96m x 2.94m)

Double glazed skylight.

Shower Room

Fitted with contemporary suite providing shower cubicle, wash basin, WC, fully tiled walls and flooring, heated towel rail, light tunnel, mirror and shaver socket.

Lease Details

125 year lease from 2015 - 116 years remaining. Annual Service Charges - £4158 this includes 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 interior and exterior of communal areas, contingency fund including internal and external decoration of communal areas, buildings insurance, House Manager and water rates. Ground Rent £495 per annum paid every 6 months. Ground Rent Review on 01.012030

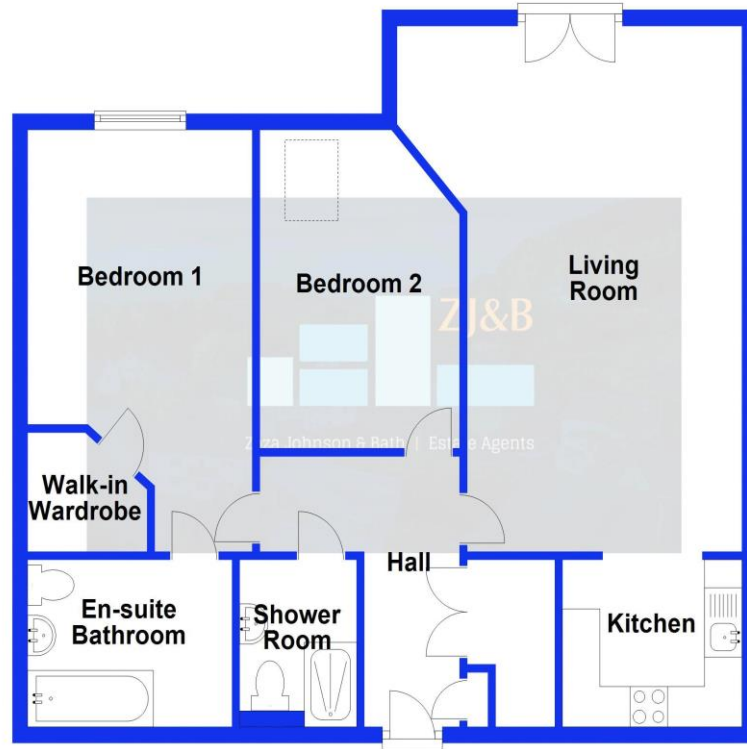
Council Tax Band D

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**

Second Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



Total area: approx. 76.6 sq. metres (824.9 sq. feet)

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.

FLOOR PLANS FOR GUIDANCE ONLY

21/06/2023, 10:40

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

21 Lock Court Cordstons Road SHREWSBURY SY3 8LP	Energy rating B	Valid until: 1 June 2025 Certificate number: 8802-9923-4539-7307-4653
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Property type
Top-floor flat

Total floor area
78 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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