



36 Bromley Court, Copthorne Road, Shrewsbury, SY3 8NY

1 bedroom apartment — £ 130,000 Leasehold

36 Bromley Court, Copthorne Road, Shrewsbury, SY3 8NY

Coopergreenpooks.co.uk

£130,000 Leasehold — 1 bedroom apartment

sales@cgpooks.co.uk

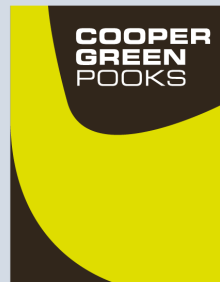
Occupying an elevated position within a modern purpose-built development, this neatly presented and well-designed second floor apartment is conveniently located just a short walk from the town centre, with lovely communal gardens and secure underground parking.

KEY FEATURES

- Good sized entrance hall with useful storage
- Open plan living/dining room with views over communal gardens
- Fitted kitchen with integrated oven/hob and space for appliances
- Double bedroom and separate well-appointed bathroom with shower
- uPVC double glazed windows and electric heating
- Landscaped communal grounds which are mainly lawned with paved seating areas
- Secure underground car park providing allocated parking and storage area
- A superb location, just a 10-minute walk from the Quarry Park and heart of the town centre

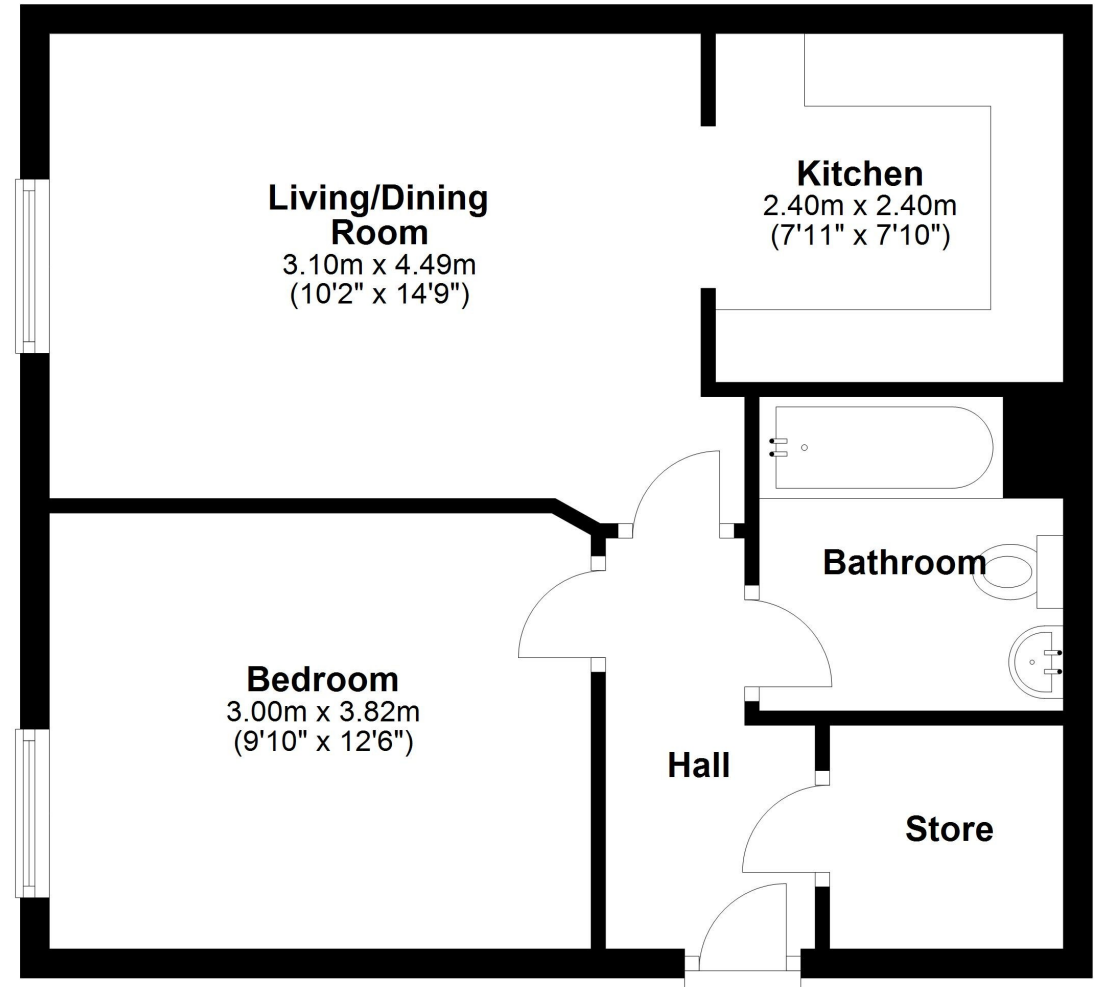
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Second Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 44.0 sq. metres (473.8 sq. feet)





36 Bromley Court, Copthorne Road, Shrewsbury, SY3 8NY

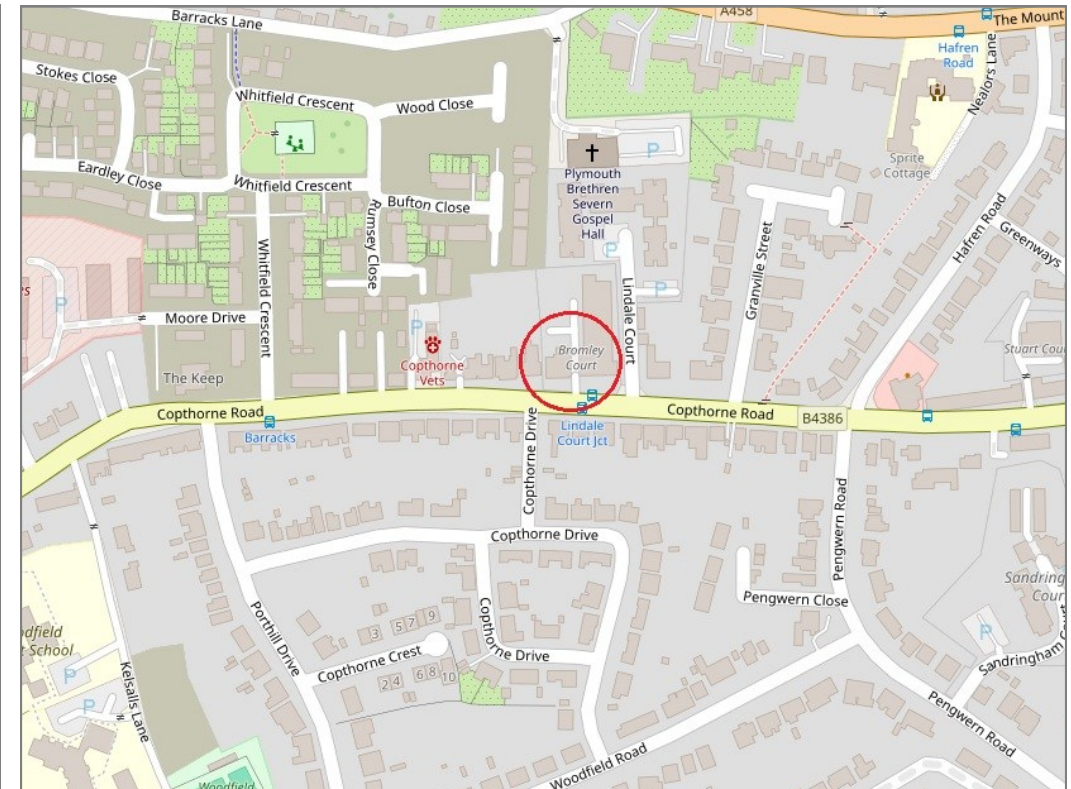
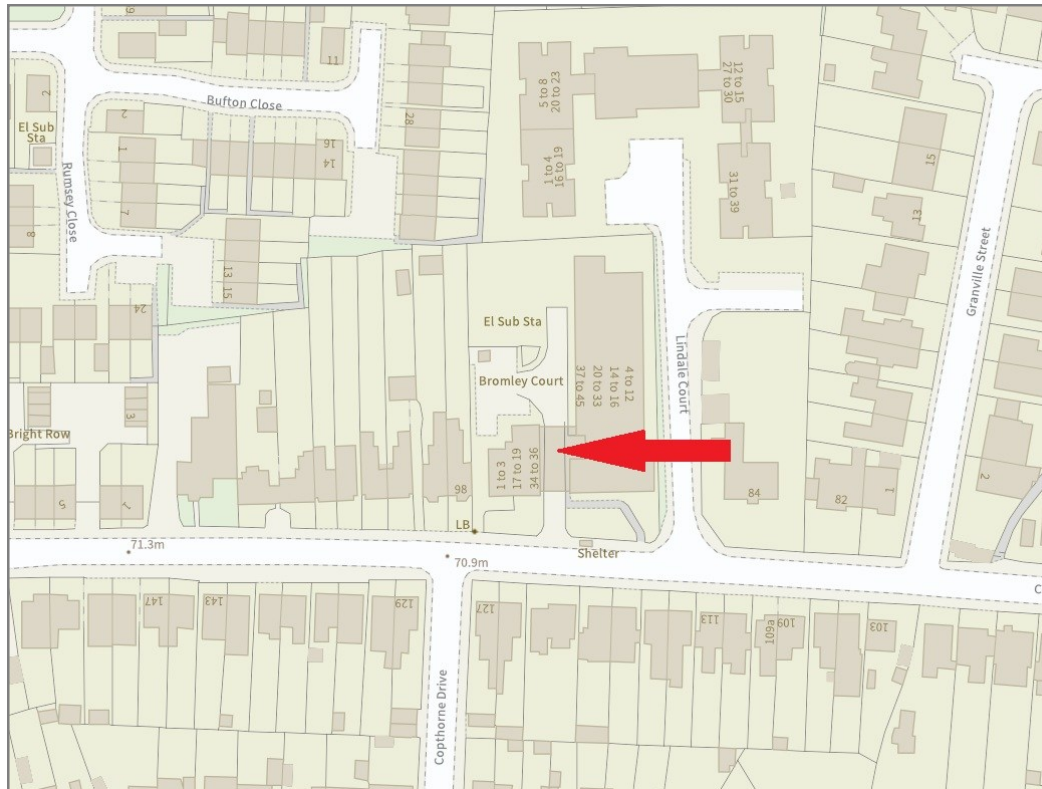
£130,000 Leasehold — 1 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	Mains water, electricity and drainage are connected. Electric heating.

Length of lease	200 years
Start of lease	May 2010
Service charge	£2,037.13 per annum
Ground rent	£100 per annum

36 Bromley Court, Copthorne Road, Shrewsbury, SY3 8NY

Coopergreenpooks.co.uk

£130,000 Leasehold — 1 bedroom apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.