



**4 Bromley Court, Copthorne Road, Shrewsbury SY3 8NY**

1 bedroom apartment—£130,000 Leasehold

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Coopergreenpooks.co.uk

£130,000 Leasehold—1 bedroom apartment

sales@cgpooks.co.uk

Situated within a modern purpose built development, this neatly presented and well-designed ground floor apartment is conveniently located just a short walk from the Quarry park and town centre, while benefitting from lovely communal gardens and secure underground parking.

### KEY FEATURES

- Good sized entrance hall with useful storage
- Open plan living/dining room with feature bay window to front
- Fitted kitchen with integrated oven/hob and space for appliances
- Large double bedroom and separate well-appointed shower room
- 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
- Sold with no upward chain

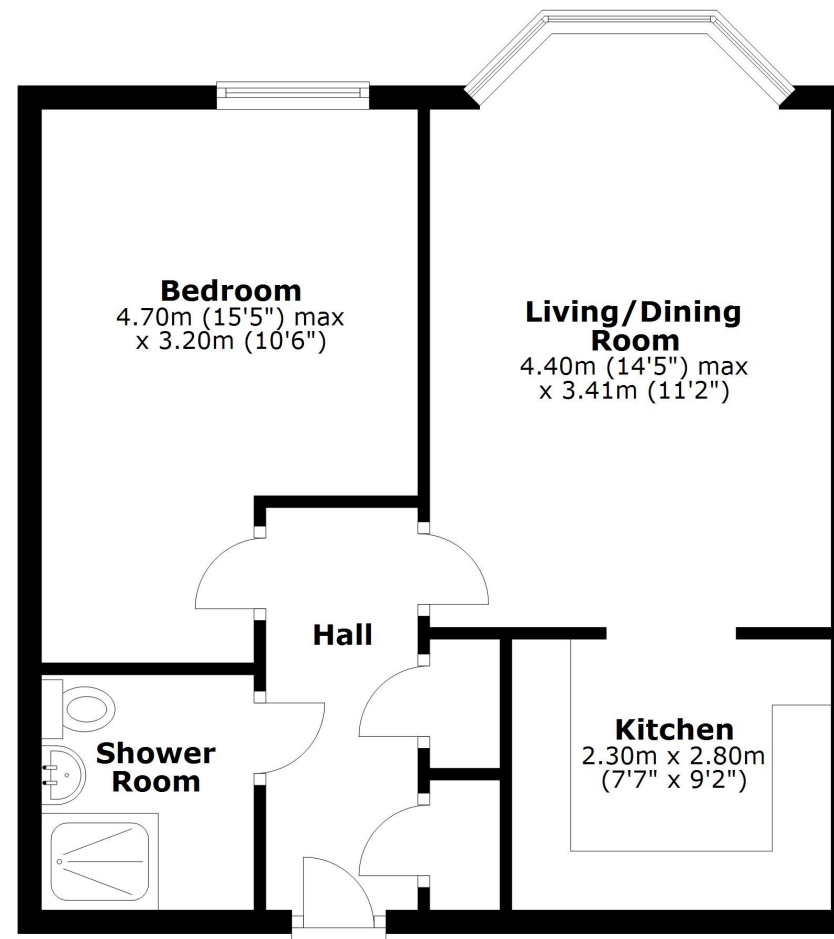
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Shrewsbury  
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### Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 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.







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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold</b>
Lease Length	<b>200 years from 2010 (187 years remaining)</b>
Service Charge	<b>£2,037.13 PA</b>
Ground Rent	<b>£100 PA</b>

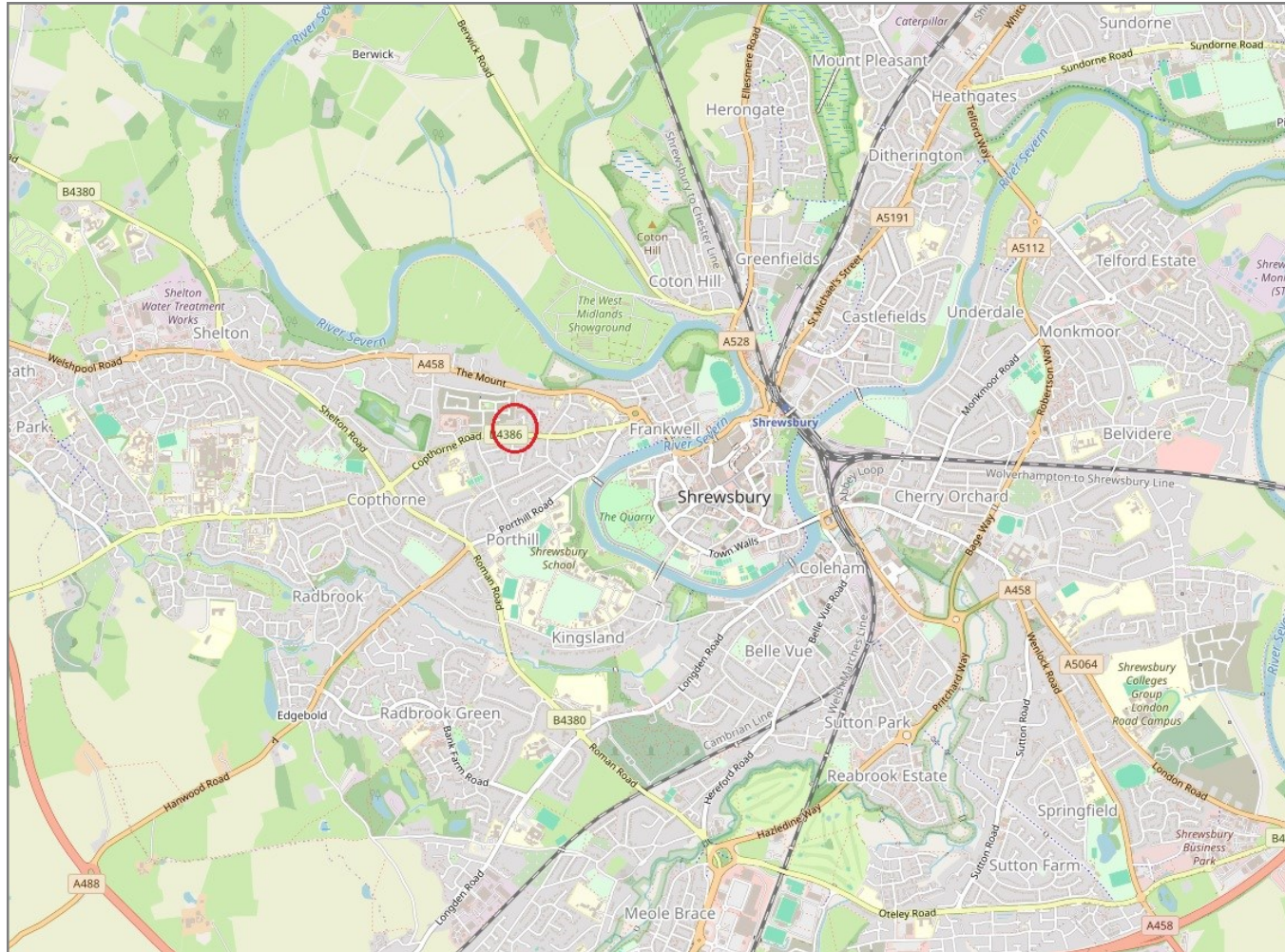
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band C</b>
Services	<b>Mains services water, electricity and drainage and connected. Heating is electric</b>

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