



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Lock Court, Copthorne Road, Shrewsbury, SY3 8LP

£290,000 Region

To view this property please call us on **01743 236 800** Ref: T7948/WM/KQ

A particularly well appointed, ground floor leasehold retirement apartment designed and constructed for modern independent living.

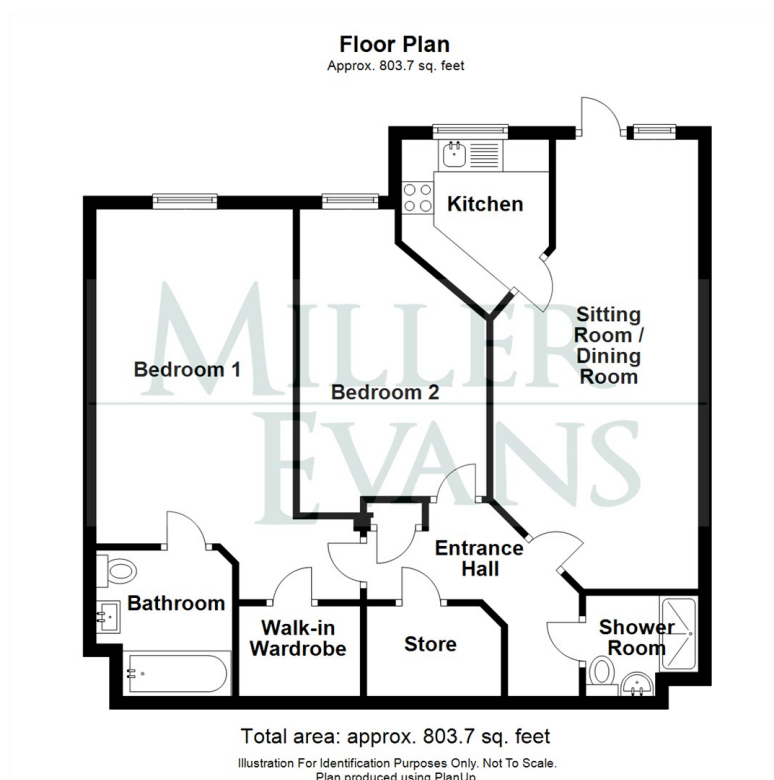
This well appointed two bedroom leasehold apartment occupies an enviable ground floor location in this popular, award winning development, with a pleasant south facing aspect to the front and personal door opening onto the garden and reception area to the front of the building.

Key Features of the development: Home owners lounge, guest suite, landscaped gardens, lift to all floors, house manager, 24hour emergency call systems, secure entry system, parking permit scheme (permits are available on a first come first serve basis and the fee is usually £250p/a).

The property is well placed in this popular and favoured residential area, within easy reach of the nearby town centre, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Large built in store cupboard

SITTING ROOM / DINING ROOM

22'10" x 7'7" (6.96m x 2.31m)

Spacious room with door allowing access to the front

KITCHEN

7'0" x 7'6" (2.14m x 2.29m)

Fitted with a range of matching wall and base units

Integrated appliances

BEDROOM 1

15'9" x 10'0" (4.80m x 3.05m)

Large walk in wardrobe

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc



BEDROOM 2

15'5" x 9'6" (4.70m x 2.90m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Communal gardens and parking area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island, take the first exit into Copthorne Road. Continue for some distance, where Lock Court will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

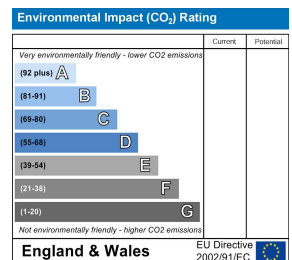
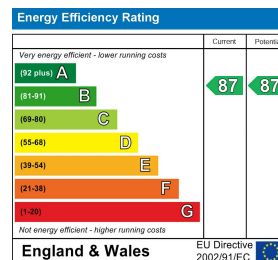
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones