



19 Copthorne Gate, Shrewsbury, SY3 8NX

Shrewsbury & Country House Sales

**MILLER
EVANS**

19 Copthorne Gate, Shrewsbury, SY3 8NX

£135,000

Leasehold

- Well appointed second floor leasehold apartment
- Open-plan living room and kitchen
- One bedroom with built in wardrobes and bathroom
- Allocated parking space
- Communal gardens and grounds
- Convenient location within walking distance of the town centre and all its amenities



A well-presented one-bedroom, second-floor leasehold apartment, ideally situated within easy reach of the town centre and a wide range of local amenities.

The property comprises an entrance hall, leading to a bright and spacious open-plan living and kitchen area. There is one bedroom with built-in wardrobe space and a bathroom. The apartment benefits from electric heating, one allocated parking space and access to well-maintained communal gardens. This apartment would make an ideal home for first time buyers or investment opportunity

The property is situated within reach of the nearby town centre with all the major town centre thoroughfares, fashionable bars and restaurants, Theatre Severn and within easy walking distance of the renowned Quarry park and Dingle Gardens.



ENTRANCE HALL
4'2" x 7'0"

OPEN PLAN LIVING ROOM / KITCHEN
16'2" x 11'8"
Kitchen fitted with a range of matching modern units

BEDROOM
7'3" x 12'2"
Built in wardrobe with mirror fronted sliding doors

BATHROOM
5'6" x 6'8"
Panelled bath with shower over, wash hand basin, wc

GARDENS AND GROUNDS

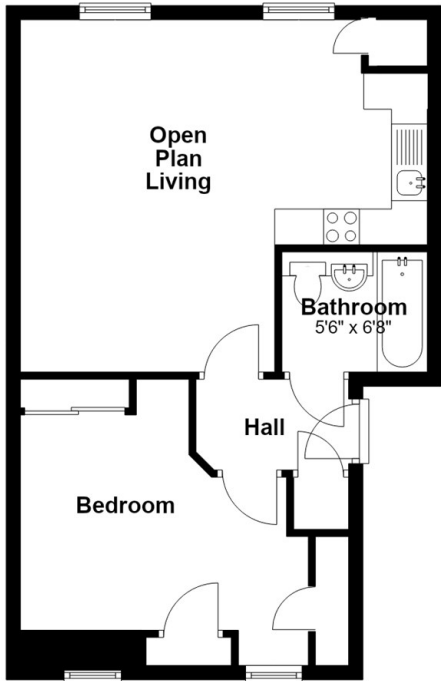
Communal lawned area and communal parking with allocated parking space



HOW TO GET THERE

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 a short distance, and Copthorne Gate will be found on the right hand side.

Floor Plan



Total area: approx. 391.3 sq. feet

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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. Some images may have been enhanced. This property may be subject to additional management service charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

Council Tax Band : A

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900



FIND OUR PROPERTIES ON:

Residential Sales & Lettings
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Shrewsbury SY1 1QJ
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