



Zaza Johnson & Bath
Estate Agents

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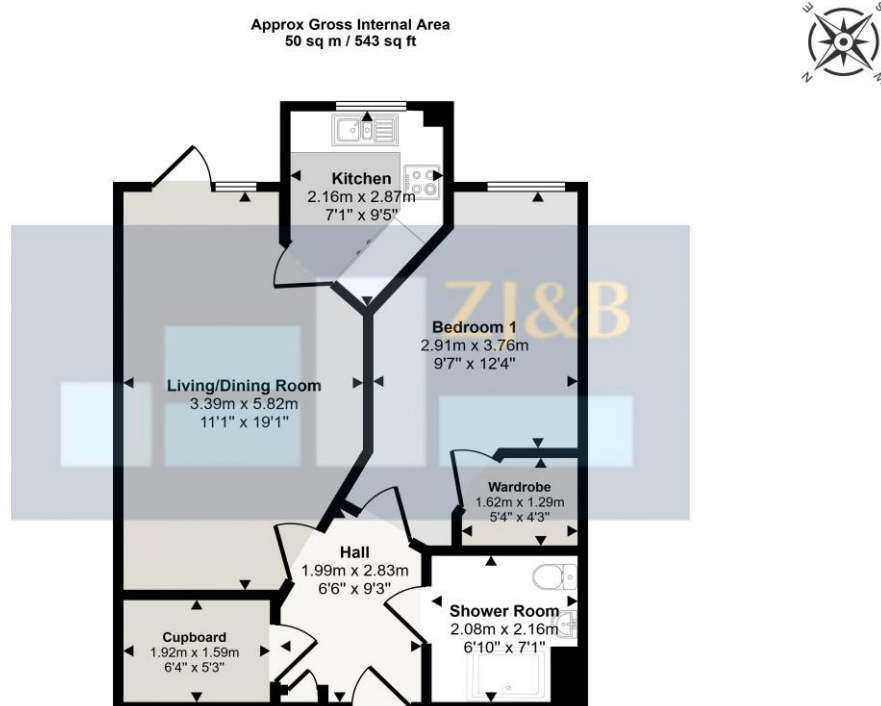
2 Lock Court, Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8LP

£175,000

A spacious, well-presented one-bedroom ground floor apartment in popular retirement development in Copthorne.



A spacious, light and airy, well-presented one-bedroom ground-floor apartment located in this popular retirement development in Copthorne and within easy access of the town centre. The apartment offers many benefits, including underfloor heating throughout and an air ventilation system, being energy efficient, and being sold with No Upward Chain. The accommodation includes: - Entrance Hall, Living/Dining Room, Kitchen with integrated appliances, Bedroom with walk-in wardrobe and Shower Room. Lock Court has been specifically designed for modern independent living. The apartment has underfloor heating throughout, a walk-in wardrobe, a camera entry system for use with a standard TV and, for peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events; in addition, there is a guest suite which visitors can book into for a small fee and the dedicated House Manager is on site during their working hours to take care of the running of the development. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over. Lease Information - Term of lease: 125 years from 1st Jan 2015. Annual Service charge: £ 3,629.40 from 1st October 2026. Ground rent is £425 per annum. Ground rent review 1st Jan 2030. Parking Permit Scheme. The Service Charge 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 the interior and exterior communal areas, and a contingency fund including internal and external redecoration of communal areas. Viewing this lovely apartment is highly recommended.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

2 Lock Court Coptone Road SHREWSBURY SY3 8LP	Energy rating B	Valid until: 13 March 2027
		Certificate number: 8913-7927-3320-9594-8992

Property type Ground-floor flat

Total floor area 51 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 energy rating is B. It has the potential to be B.

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



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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