



**14 Copthorne Gate, Copthorne Road, Shrewsbury, SY3 8NX**

2 bedroom ground floor apartment—£200,000 Leasehold

# 14 Cophorne Gate, Cophorne Road, Shrewsbury, SY3 8NX

Coopergreenpooks.co.uk

£200,000 Leasehold—2 bedroom ground floor apartment

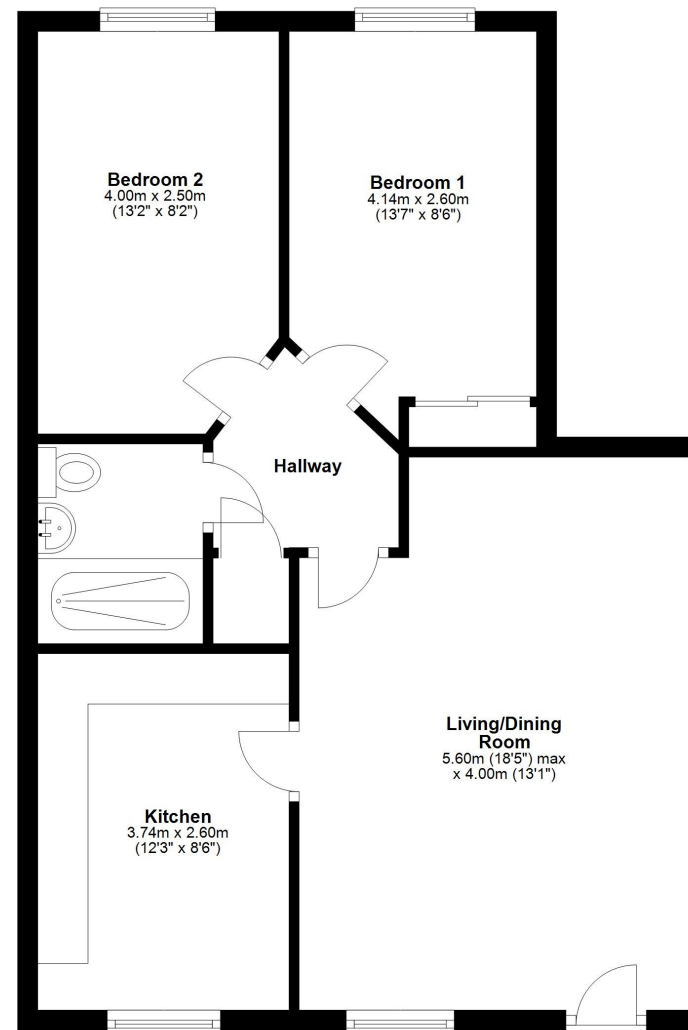
sales@cgpooks.co.uk

Situated on the ground floor of an attractive modern development within walking distance of the Quarry Park and town centre, this very well-presented apartment has just been renovated to a high standard throughout, while benefitting from a private enclosed front garden and allocated parking, as well as landscaped communal gardens.

## KEY FEATURES

- Good-sized open plan living/dining room with a private front door and window to front
- Lovely re-fitted kitchen with a range of units and space for appliances
- Two double bedrooms and a re-fitted shower room with double length walk-in shower. Bedroom one also has built-in wardrobes
- Double glazed windows and electric heating throughout
- Enclosed front garden which is laid to lawn with a gated pathway leading to a private allocated parking space
- Additional communal gardens which have been beautifully landscaped for residents to enjoy
- This property has just been renovated, with upgrades including a new kitchen and shower room, flooring and carpets, re-decoration throughout, as well as a new hot water cylinder
- A fantastic location, just a short walk from Frankwell, the Quarry Park, lovely riverside walks, and town centre
- Sold vacant with no upward chain

**Ground Floor**  
Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.4 sq. feet)







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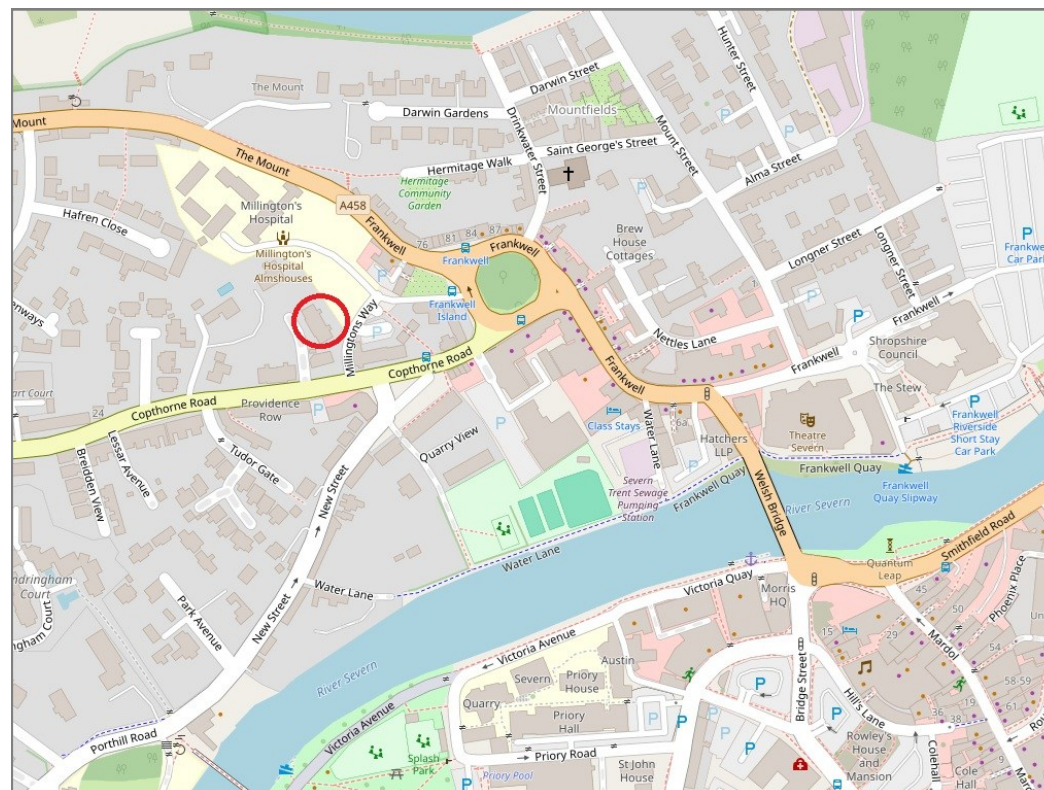
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**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>Mains water, electricity and drainage are connected</b>
	<b>Heating is electric</b>

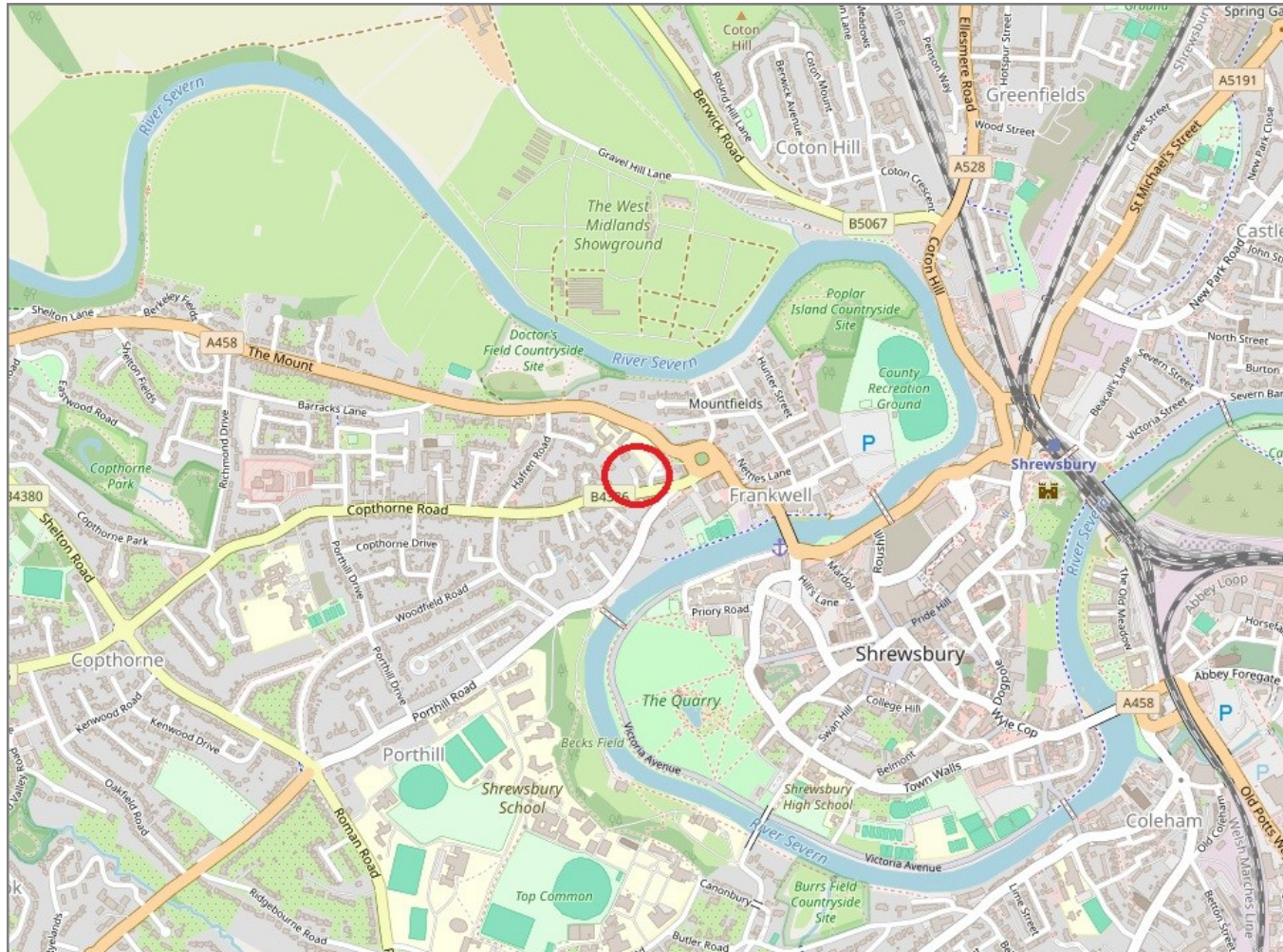
Tenure	<b>Leasehold</b>
Lease Length	<b>199 years from 2004</b>
Service Charge	<b>£1250 per annum</b>
Ground Rent	<b>£50 per annum</b>

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