SAMUEL WOOD

4 The Keep, Moore Drive, Shrewsbury, SY3 8FF

Offers In The Region Of £195,000

4 The Keep

Moore Drive, Shrewsbury, SY3 8FF

2 1 1

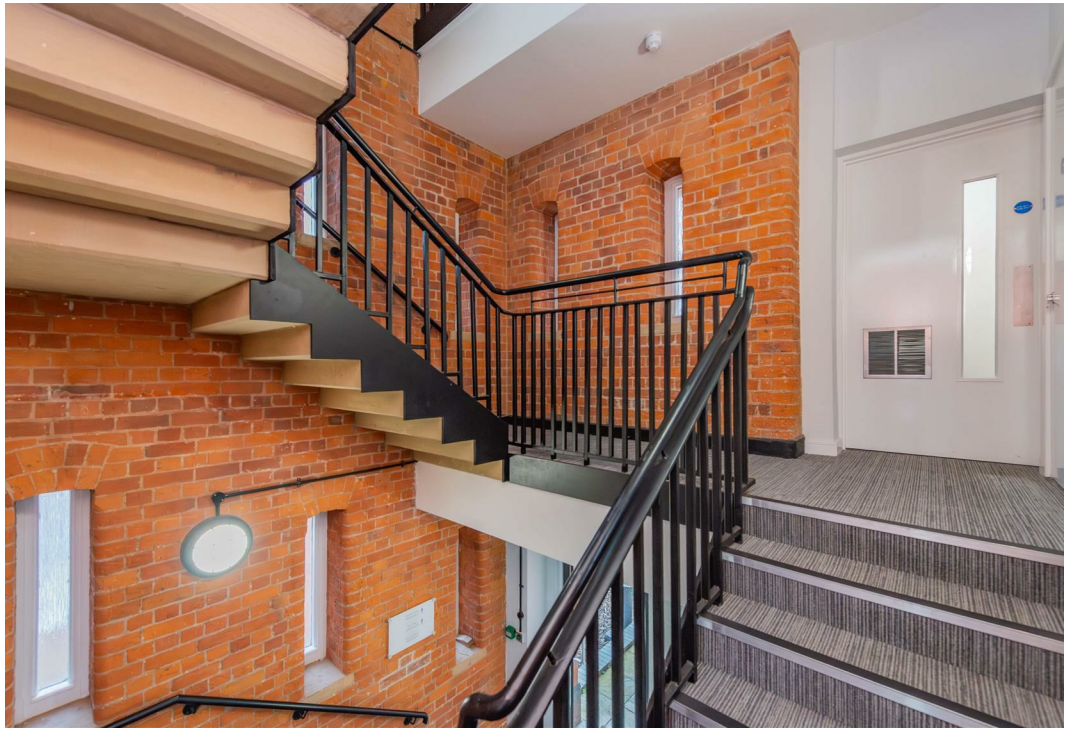
- Beautifully Presented First Floor Apartment
- Open Plan Kitchen Dining Living Room
- Allocated Parking Space
- Secure Carpark with Electric Gates
- Electric Room Heaters
- Two Spacious Bedrooms
- Modern Shower Room
- Intercom Camera Telephone System
- Sought After Location
- EPC Rating B

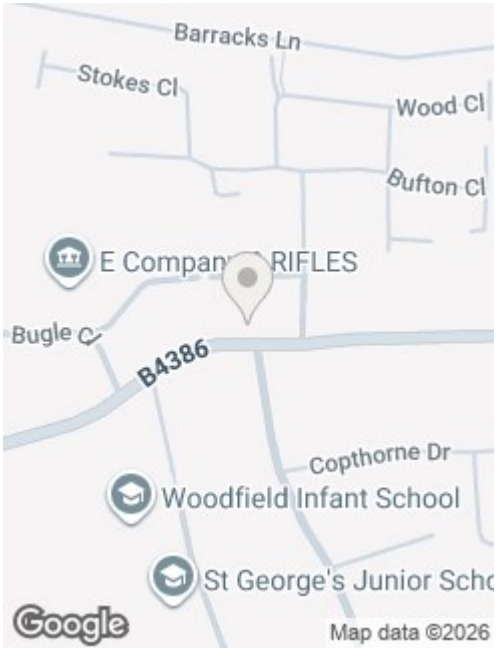
Samuel Wood is delighted to offer this beautifully presented two bedroomed apartment in this Historic building built 1881 and redeveloped as apartments in 2024. The first floor accommodation boasts spacious contemporary living, well kept communal gardens and secure private car parking for 2 cars and also an EV charging point. Situated in the sought after Copthorne area only a short walk to the town centre, The Quarry, pubs, restaurant's, cafes, gyms, within good school catchment and close to practical road links. Viewing is highly recommended by the selling agent. Property is being sold with no upward chain.

4 The Keep, Copthorne, Shrewsbury is a modern and well presented two bedroom first floor apartment, ideally suited to professionals, couples, or investors seeking stylish, low maintenance living. The property is set within a contemporary development and offers a clean, modern finish throughout, with secure access and thoughtfully designed communal areas.

The apartment features a bright and spacious open plan living and dining area, creating a flexible and sociable space ideal for both relaxing and entertaining. The kitchen integrates seamlessly into the living area, enhancing the sense of space and light. Both bedrooms are well proportioned, while the contemporary shower room is finished to a high standard with modern fittings.

Additional benefits include a secure intercom and camera entry system, providing peace of mind, along with a secure car park featuring an allocated parking space. The development is accessed via electric gates and also offers designated bin storage, ensuring convenience and security. Located in the popular Copthorne area of Shrewsbury, the apartment enjoys easy access to local amenities, transport links and the town centre.





Directions

What3words: ///labs.zone.cove

Services: We understand that the property has electric room heaters, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16Mbps & Ultrafast 1800Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 997 years remaining
Service Charges: £2082.11 per annum
Ground Rent: Peppercom
Next Ground Rent Review Period: N/A

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

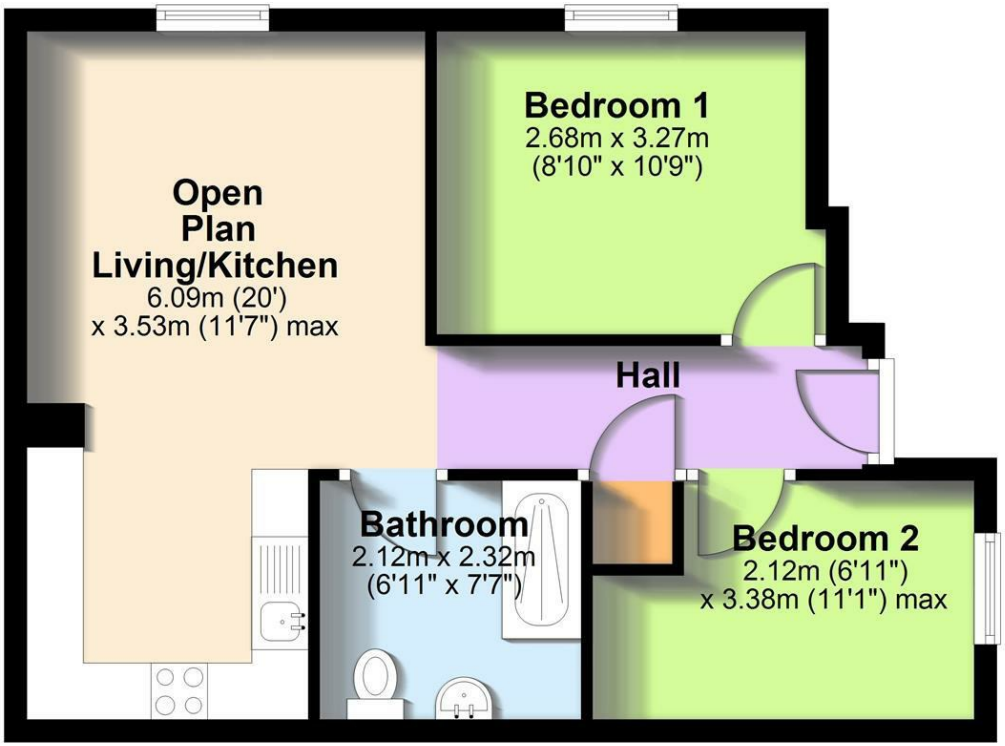
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

THE
KEEP

Ground Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 45.9 sq. metres (494.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.