



**6 Lock Court, Copthorne Road, Shrewsbury, SY3 8LP**

1 bedroom ground floor apartment — £165,000 Leasehold

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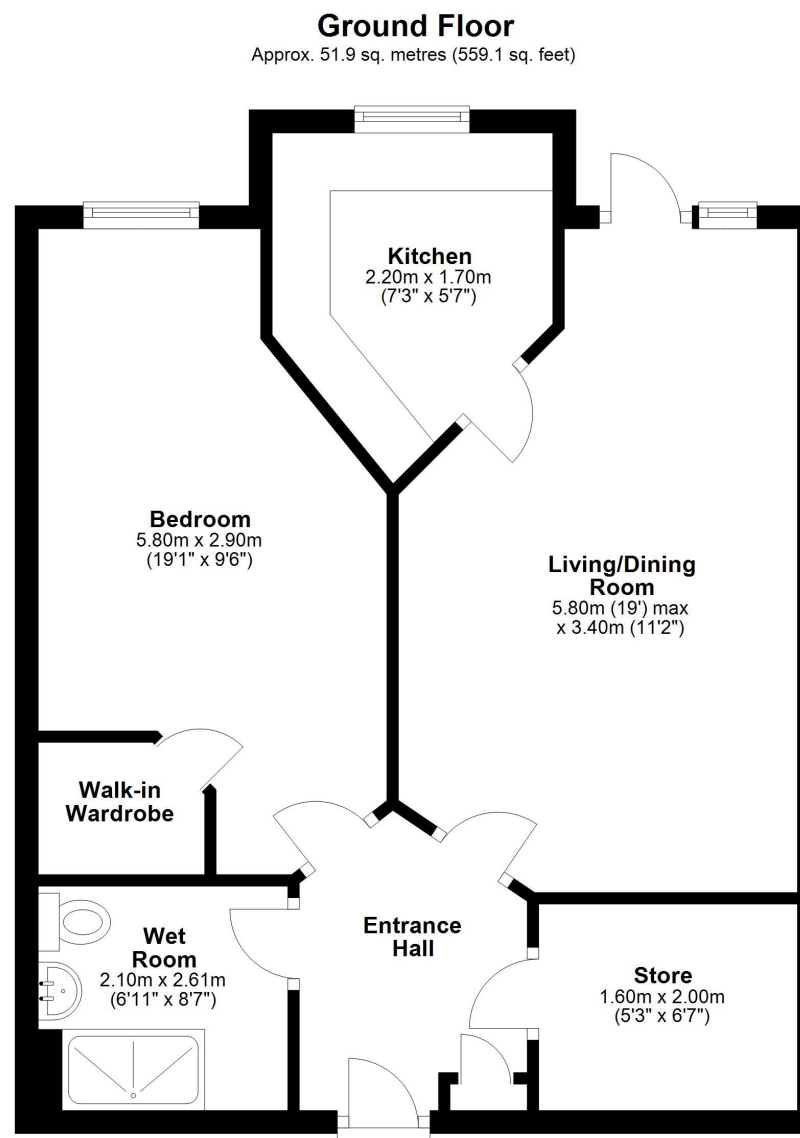
£165,000 Leasehold — 1 bedroom ground floor apartment

sales@cgpooks.co.uk

This beautifully presented ground floor apartment occupies a lovely setting with views towards Copthorne Park and a private patio garden, while forming part of a popular McCarthy and Stone retirement development within a sought after residential area.

### KEY FEATURES

- Good-sized hallway with excellent storage cupboard/utility
- Open plan living/dining room with glazed door onto the private patio
- Well-fitted kitchen, complete with integrated appliances
- Lovely double bedroom with thoughtfully designed walk-in-wardrobe
- Separate spacious shower room which is fully tiled with heated towel rail and vanity unit
- Double glazed windows and electric underfloor heating throughout
- Private patio garden which adjoins the landscaped communal gardens and overlooks Copthorne Park
- On site house manager and 24 hour emergency call system
- Homeowners lounge, well maintained communal gardens and additional guest suite for visitors
- Private parking may be available by separate negotiation
- Active and friendly community providing many organised events such as coffee mornings and film nights etc.
- For more information regarding the facilities, management and service charges please contact the office
- Lock Court is a residential retirement development for the over 60's
- Sold vacant with no upward chain



Total area: approx. 51.9 sq. metres (559.1 sq. feet)









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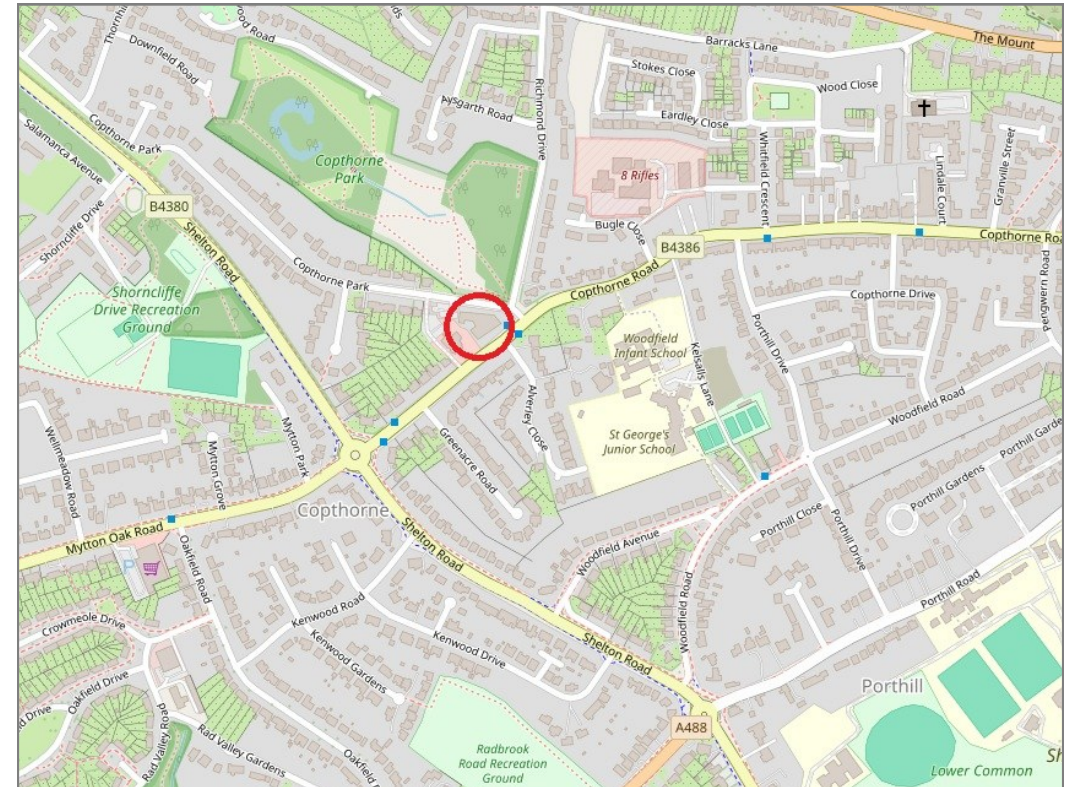
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**BOUNDARIES NOT CONFIRMED**

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

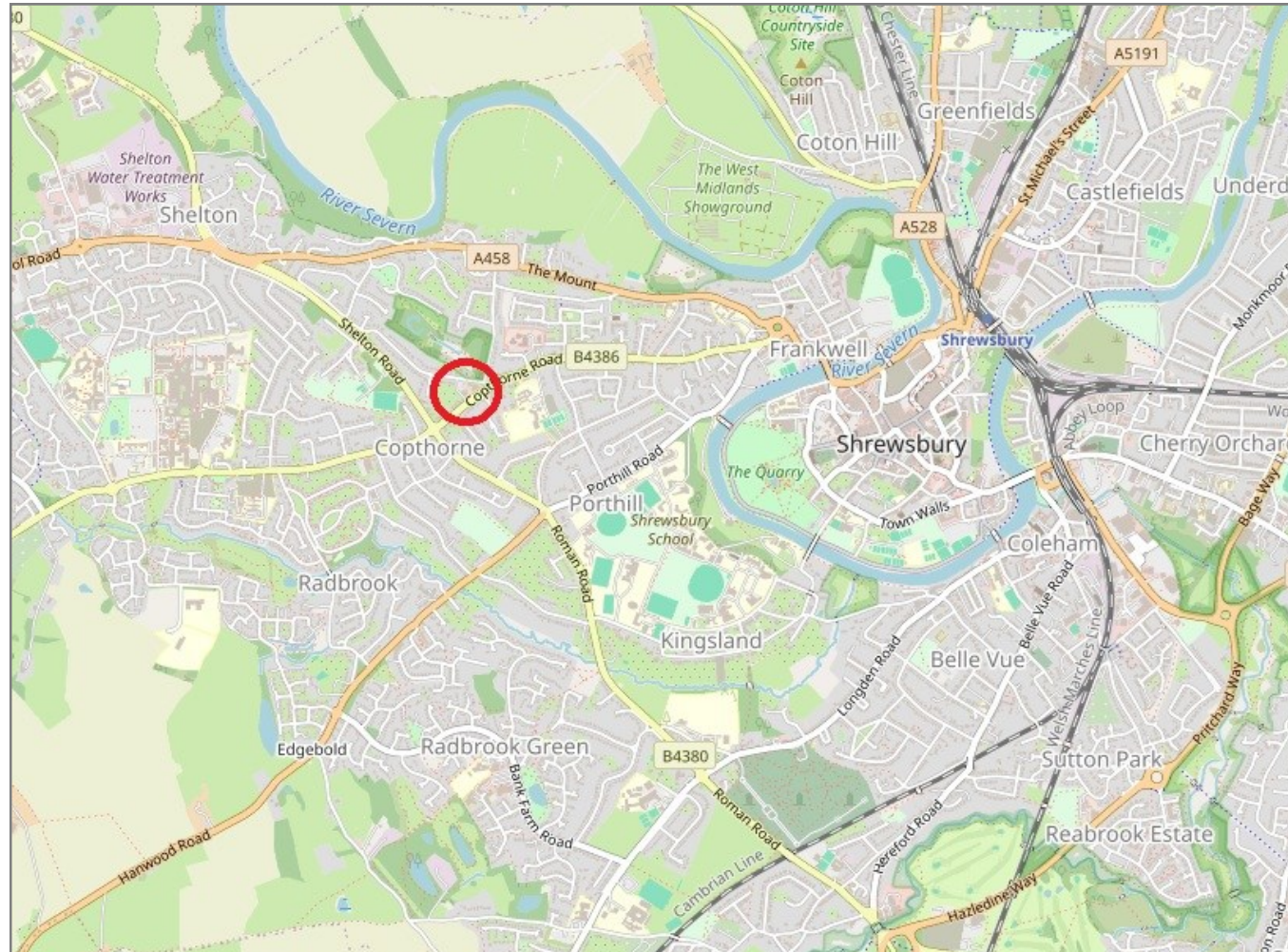
Tenure	<b>Leasehold</b>
Lease Length	<b>125 years from 1st January 2015</b>
Service Charge	<b>£3,385.97 per annum</b>
Ground Rent	<b>£425 per annum</b>

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