



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

2 bedroom ground floor apartment—£195,000 Leasehold

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

Coopergreenpooks.co.uk

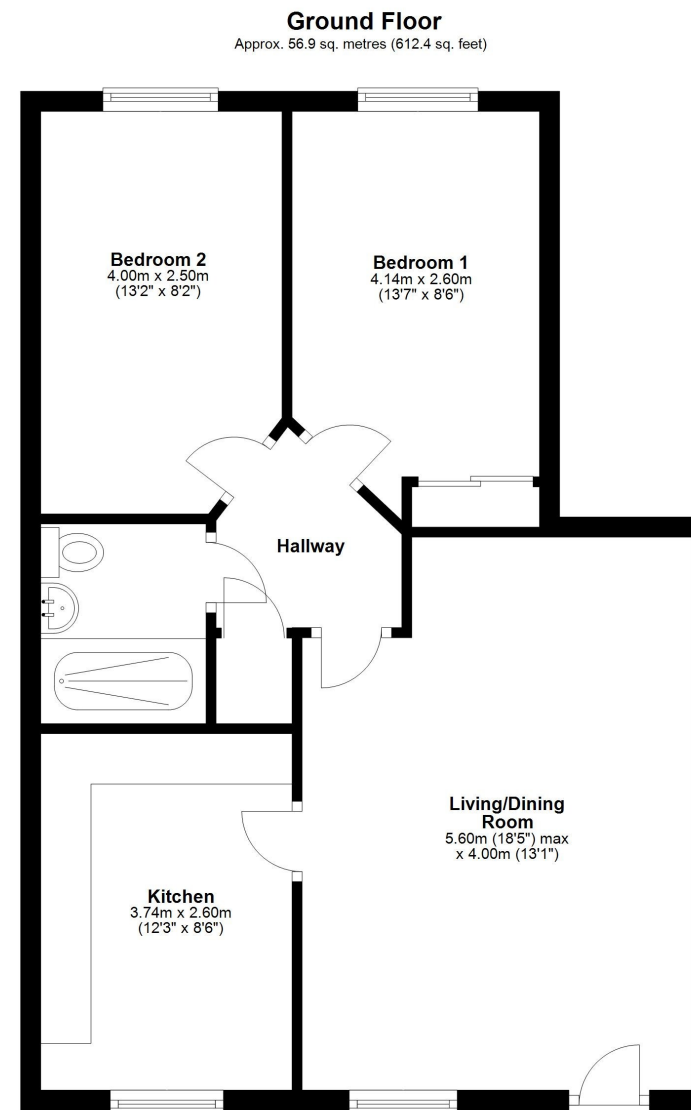
£195,000 Leasehold—2 bedroom ground floor apartment

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









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

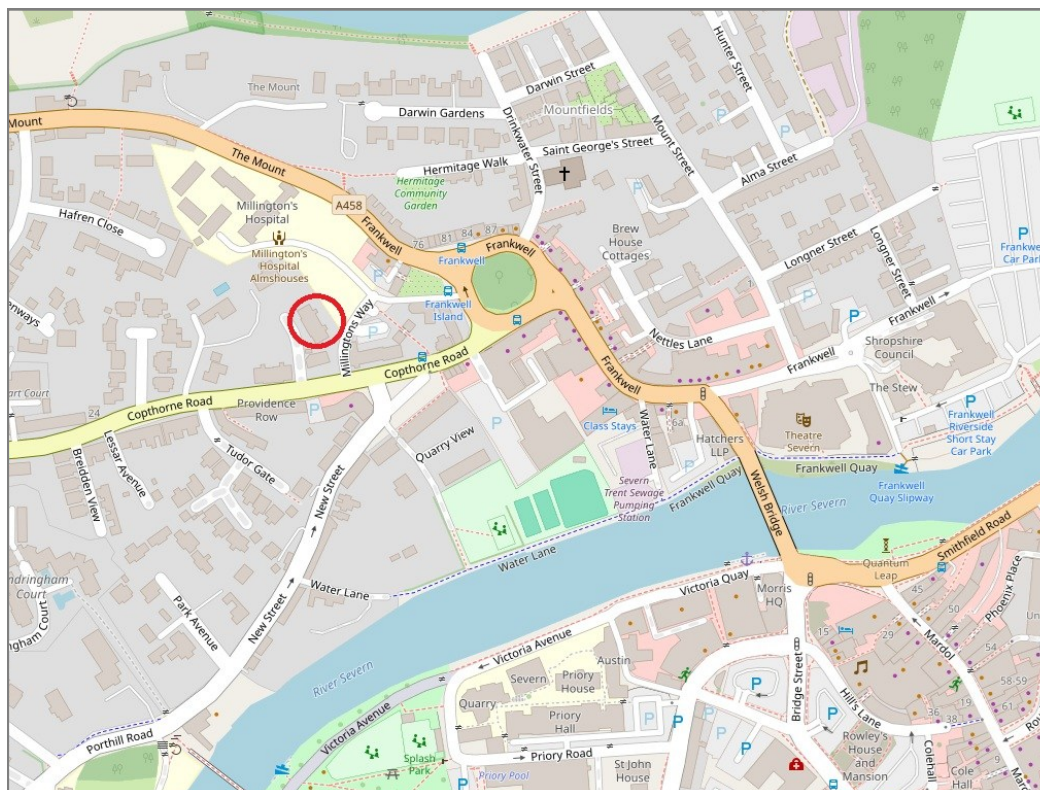
£195,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**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>

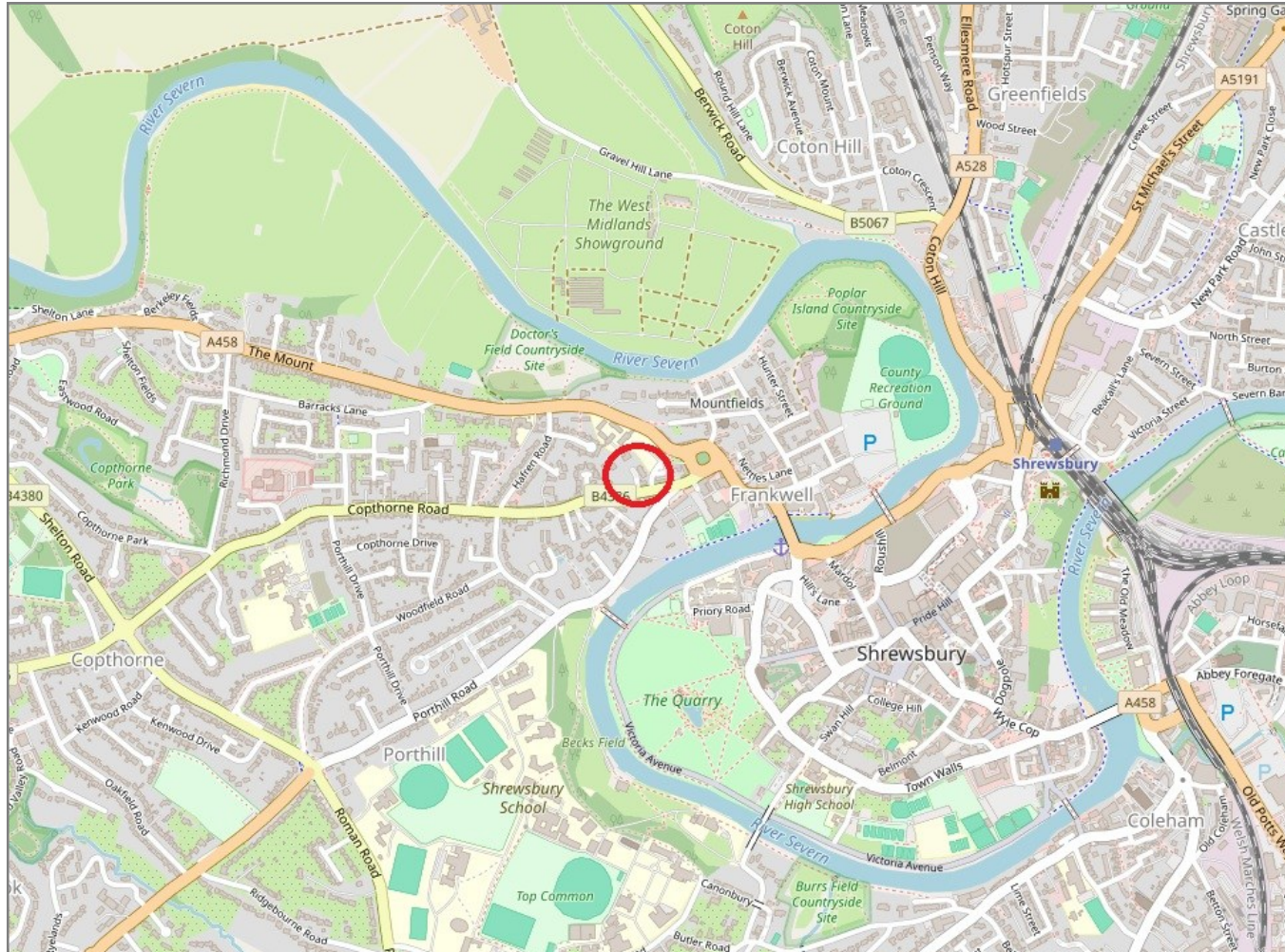
Tenure	<b>Leasehold</b>
Lease Length	<b>199 years from 2004</b>
Service Charge	<b>£1250 per annum</b>
Ground Rent	<b>£50 per annum</b>

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

Coopergreenpooks.co.uk

£195,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.