



SAMUEL WOOD

12 Bromley Court, Copthorne Road, Shrewsbury, Shropshire, SY3 8NY

Offers Over £200,000



# 12 Bromley Court

Copthorne Road, Shrewsbury, Shropshire, SY3 8NY



- Beautifully Presented Ground Floor Apartment
- Highly Sought After Location
- En-Suite
- Extensive Attractive Communal Gardens
- NO UPWARD CHAIN
- Two Well Proportioned Bedrooms
- Secure Underground Car Parking
- Spacious Reception Room
- Direct Access To Secluded Sun Terrace
- Electric Heating - EPC Rating C

\*NO UPWARD CHAIN\* Samuel Wood is delighted to offer for sale this beautifully presented ground floor apartment in Bromley Court, Copthorne Road, Shrewsbury. The well designed accommodation benefits from contemporary living spaces, direct access to a secluded sun terrace, secure underground parking and immaculate communal gardens. Situated in the highly sought after suburb of Copthorne, within walking distance of the town centre, The Quarry, shops, pubs, restaurants, cafes, within excellent school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

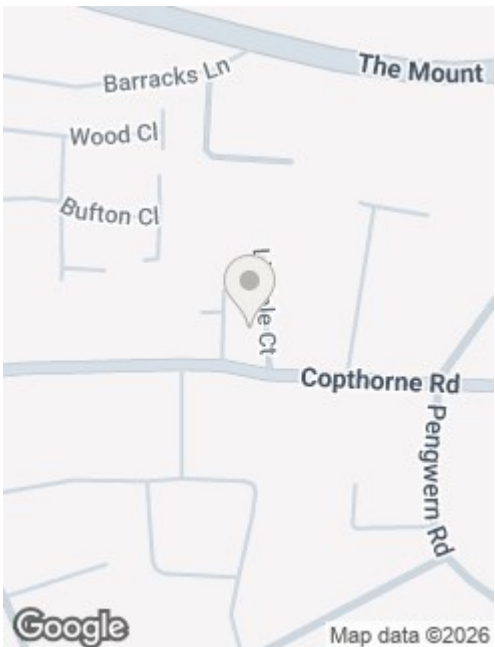
12 Bromley Court on Copthorne Road, Shrewsbury, is an excellent ground floor two-bedroom apartment set within a highly sought-after residential location. Offering the perfect blend of comfort, convenience, and security, the property benefits from secure underground parking along with designated visitor spaces. Surrounded by extensive, well-maintained communal grounds, the development provides a peaceful and attractive setting while remaining close to local amenities and transport links.

Internally, the apartment is thoughtfully arranged and well presented throughout. A welcoming hallway leads to the bathroom, bedrooms, storage cupboard and open-plan living dining area, ensuring practical everyday living. The heart of the home is the spacious open-plan living and dining area, which flows seamlessly into the connected kitchen creating a bright and sociable space ideal for both relaxing and entertaining.

The property features two well-proportioned bedrooms, with the principal bedroom enjoying direct access to a private sun terrace, perfect for outdoor seating and quiet moments. This main bedroom also benefits from a modern en-suite shower room, while a separate bathroom serves the second bedroom and guests. Combining generous living space, desirable outdoor access, and secure parking, this apartment represents an outstanding opportunity in one of Shrewsbury's most popular locations.







## Directions

What3words: ///flag.fence.lungs

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

Broadband Speed: Basic 10 Mbps & Ultrafast 2300 Mbps  
\*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: 200 years (184 years remaining)  
Service Charges: £2,274.05 (01/08/24 to 31/07/25)  
Ground Rent: £100 PA  
Next Ground Rent Review Period: tbc

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.







**First Floor**

Floor area 67.8 sq.m. (730 sq.ft.)

**Total floor area: 67.8 sq.m. (730 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)