



McCarthy & Stone
RESALES



4 Lock Court Copthorne Road, Shrewsbury, SY3 8LP
Asking price £287,950 LEASEHOLD

For further details
please call 0345 556 4104

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****NO ONWARD CHAIN**** A luxury TWO BEDROOM retirement apartment on the GROUND FLOOR in the prestigious LOCK COURT development ~Part of our RETIREMENT LIVING RANGE offering secure independent living~

Apartment

A stunning ground floor retirement apartment within the prestigious Lock court development. The apartment boasts an array of benefits including under floor heating an air ventilation system throughout, and has its own Gledhill hot water boiler. Further benefits include walk out patio area.

Lock Court

Lock Court, part of McCarthy & Stones Retirement Living range, has been designed and constructed for modern independent living. The apartments have Sky+ connection points in living rooms, underfloor heating throughout, fitted wardrobes in master bedrooms, camera entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance hallway

Solid wooden door with spy hole and letter box leading to an Imposing hallway, there is a wall mounted house alarm, emergency intercom and security door entry system and smoke detector located here. The hallway offers enough space for furniture, bookshelf, coat stand etc. Off the hallway there are doors to two storage cupboards one which houses the hot water boiler and the plumbed in

Washer/dryer machine. Other doors lead to main shower room, master & second bedroom, and living room.

Living Room

A very generously sized living room with dual aspect. Window to the side and glazed doors leading out to a private patio area with pleasant outlook. Twin ceiling light fittings, TV and telephone points. Oak effect door with glazed panels leads to the kitchen.

Kitchen

A modern fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge and freezer. Easy access waist high oven with side opening door. Induction hob with extractor hood above. Ceiling lights and under-cupboard lighting. Tiled floor. Stainless steel sink unit with drainer and mixer tap sits under the double glazed window.

Master Bedroom

Master double bedroom boasting an en-suite bathroom. Walk in wardrobe with rails and shelving. Double glazed windows, enjoying views over the gardens. Ceiling light point. TV and telephone point. A range of power sockets. Door off to en-suite bathroom

En-Suite

This fully tiled bathroom comprising; WC; Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; low level panelled bath with grab rails; wall mounted electric towel rail. Emergency pull-cord.

Bedroom Two

Second double bedroom with double glazed window, ceiling light, three double socket power points and TV point. Currently used as a dining room.

Shower room

Luxury fully tiled room, fitted with level access shower with grab rails; WC. Vanity unit with in built sink and mirror over. Shaver point. Heated towel rail.

Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking

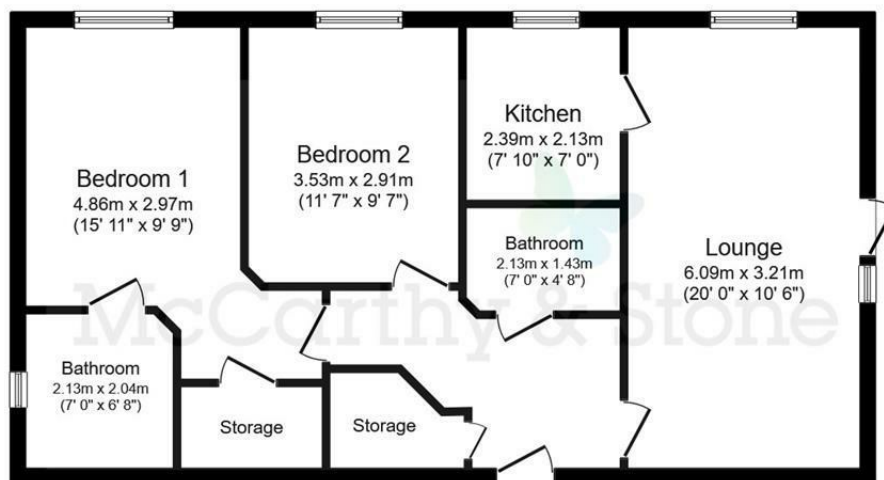
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ownership details

Lease term 125 years from 1st Jan 2015
annual ground rent £495







Floor Plan

Total floor area 70.0 sq. m. (753 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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