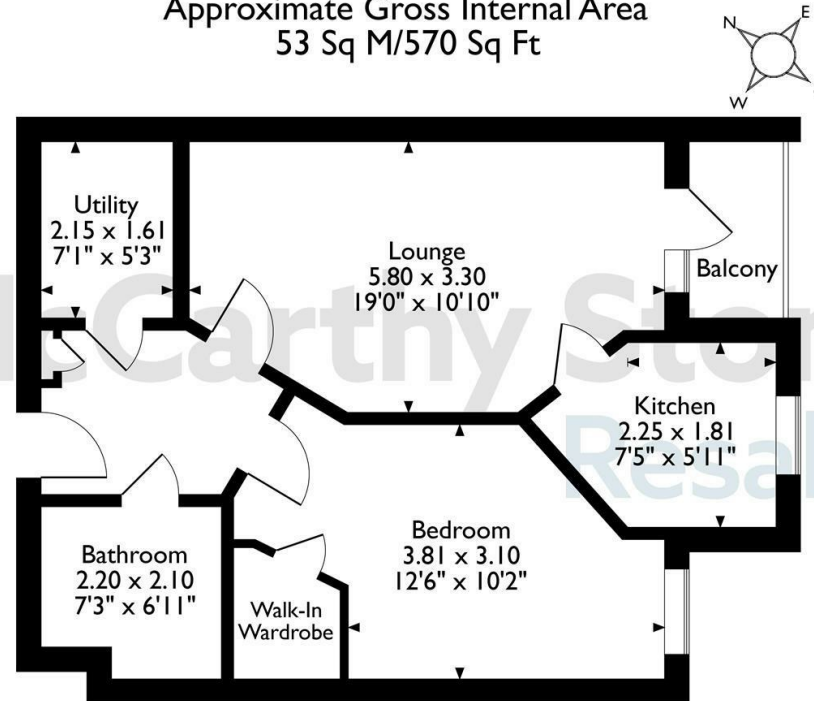


Lock Court, Flat 15, Copthorne Road, Shrewsbury  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>82</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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**15 Lock Court**

Copthorne Road, Shrewsbury, SY3 8LP



**Asking price £175,000 Leasehold**

A BRIGHT SPACIOUS AND VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT IN THIS HIGHLY SORT AFTER MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT IN OUR PRESTEGIOUS LOCK COURT. ENERGY EFFICIENT AND PET FRIENDLY ~MUST BE VIEWED TO BE APPRECIATED~

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Copthorne Road, Shrewsbury

## 1 Bed | £175,000

### 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.

### Apartment

A stunning first floor one bedroom retirement apartment within the prestigious Lock Court development. The apartment boasts an array of benefits including walk out balcony, under floor heating throughout and an air ventilation system.

### Entrance Hallway

Good size hallway leading in to the property where the door entry and emergency call system is located. Off the hallway there is a door to a good size storage cupboard which houses the Gledhill hot water system and plumbed in washing machine. Further doors lead to the shower room, bedroom, and living room.

### Living Room

A good size living room with fully glazed French door leading to a walk out balcony. The room provides ample space for dining table and chairs. as an excellent focal point to any room there is a 'Living Flame' style electric fire with modern fire surround, TV & Sky+ connection point, telephone point, raised height power sockets and two ceiling light fittings. Oak effect door with glazed panels leads to the kitchen.

### Kitchen

Fitted kitchen with a range of wall and base units. Integrated fridge-freezer. Built in Hotpoint oven with side opening door. Four ringed Hotpoint electric hob with chrome extractor hood above. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window. Tiled floor and splash back.

### Bedroom

A bright spacious double bedroom with central light fitting. Double glazed window. TV and telephone point. Walk in wardrobe.

### Shower Room

A spotless fully tiled shower room with vanity unit wash hand basin. WC. Double width Shower cubicle. Heated towel rail. Emergency pull-cord. Fitted mirror. Spot lights. Tiled Floor

### 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Annual Service charge £3,385.97 for financial year ending 30/09/2026.

### Lease Information

Term of lease 125 years from 1st Jan 2015

Ground rent £425 per annum  
Ground rent review 1st: Jan 2030

### Parking permit scheme

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information check our webpage additional services or speak with our property consultant.
- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

