



McCarthy & Stone
RESALES



22 Lock Court, Copthorne Road, Shrewsbury, SY3 8LP
Asking price £289,995 LEASEHOLD

For further details
please call 0345 5564104

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****NO ONWARD CHAIN**** A UNIQUE TWO BEDROOM RETIREMENT APARTMENT WITH SPACIOUS KITCHEN OFFERED ~Part of McCarthy & Stone's Retirement Living range offering secure independent living ~

Lock Court

Lock Court, part of McCarthy & Stone's 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.

The Apartment

A stunning second floor retirement apartment with over 1300 sq ft of accommodation. The apartment boasts an array of benefits including under floor heating, dual aspect outlook, imposing entrance hall, and larger than average kitchen style for development.

Entrance Hallway

Imposing L shaped hallway leading in to the property with enough space for furniture, bookshelf, coat stand etc Off the hallway there is a door to a large storage cupboard. Other doors lead to main shower room, master & second bedroom, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

Living Room

A very large room with Juliet style balcony, separate double glazed window and additional electronically controlled velux window providing the room with ample natural light. Large area for dining room furniture, TV Sky+ connection point (subscription fees may apply). Telephone point. Power sockets. Two ceiling light fittings.

Kitchen

A much larger than average fully fitted kitchen for this development, with a range of contemporary wall and base units. Integrated fridge/freezer; washer/dryer; and AEG dishwasher. Waist height Hotpoint oven with space for microwave above. Four ringed Hotpoint induction hob with chrome extractor hood over. The stainless steel sink unit, with drainer and mixer tap, sits beneath an electrically operated double glazed velux window. Tiled flooring.

Master Bedroom

Large spacious double bedroom with room for free standing wardrobes in addition to the appointed walk in wardrobe. One main double window and then a further velux window providing further light.

Bathroom En-Suite

Fully tiled with bath and shower over, WC, Wash hand basin with vanity unit and mirror above.

Bedroom Two

A very impressive and very large second bedroom with three separate windows and dual aspect. One electrically operated sky light window, An oculus feature window and then a side double window, Room for two oversize beds. TV sockets and power points.

Shower Room

Fully tiled, double width shower, heated towel rail, WC, Vanity unit with sink and mirror above.

Service Charge (breakdown)

- 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 Permit Scheme (subject to availability)

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.

Lease Information

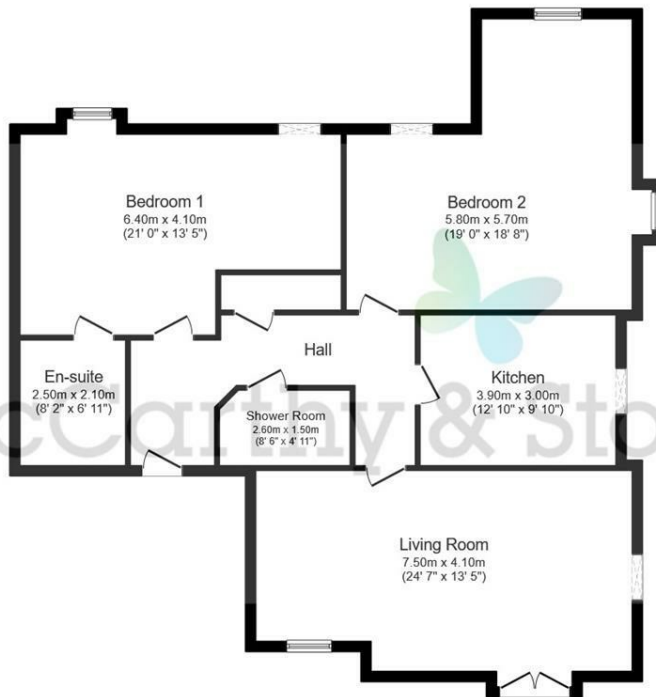
125 years from 1st Jan 2015

Ground Rent

Annual fee - £495







Floor Plan

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	80	80
	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 5564104 or email resales@mccarthyandstone.co.uk

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