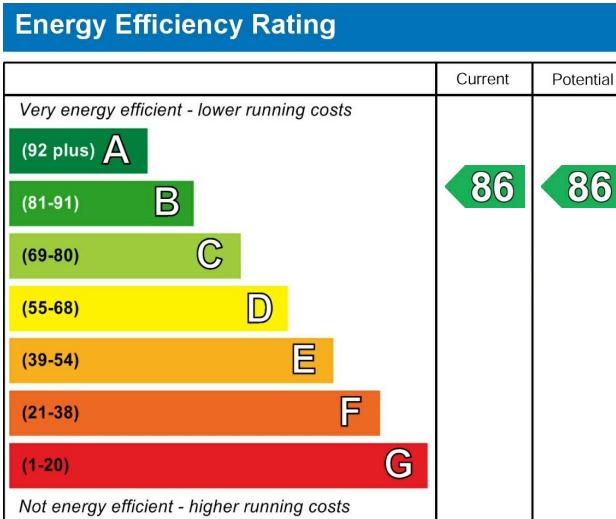


Total floor area 78.8 sq.m. (849 sq.ft.) approx

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

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COUNCIL TAX BAND: D



McCARTHY STONE RESALES

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21 LOCK COURT COPHTHORNE ROAD, SHREWSBURY, SY3 8LP



NO ONWARD CHAIN A LUXURY TWO BEDROOM RETIREMENT APARTMENT situated on the top floor ~Part of our Retirement Living range of properties offering secure independent living ~

PRICE REDUCTION

OFFERS IN THE REGION OF £245,000

For further details, please call **0345 556 4104**
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COPHTHORNE ROAD, SHREWSBURY

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.

HALLWAY

Imposing L shaped hallway leading in to the property with enough space for furniture, bookshelf, coat stand etc. The door entry system along with the 24hr emergency call system are situated here. Off the hallway there is a door to a large storage cupboard which houses the hot water tank and a washing/dryer machine. Other doors lead to main shower room, master & second bedroom, and living room. The apartment is also fitted with a Ventaxia Ventilation system throughout.

LIVING ROOM

A very good size room with Juliet style balcony. There is a feature fireplace with inset electric fire which creates a great focal point for the room. Space for dining room



furniture, TV Sky+ connection point. Telephone point. Power sockets. Two ceiling light fittings.

KITCHEN

A fully fitted kitchen 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. Stainless steel sink unit, with drainer and mixer tap, electrically operated sky light velux window. Tiled flooring.

MASTER BEDROOM

Large spacious double bedroom with room for free standing wardrobes in addition to the appointed walk in wardrobe. Large double window and door off to the bathroom en-suite.

EN-SUITE

Luxury en-suite, Fully tiled with low level bath and shower over, WC, Wash hand basin built in to vanity unit and with wall mirror above.

BEDROOM TWO

A good size second bedroom with velux window which is electrically operated, TV sockets and power points.

SHOWER ROOM

Fully tiled, over sized shower unit, 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

2 BEDROOMS £245,000

- 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.

Service charge: £4,732.96 per annum (up to financial year end 30/09/2024).

PARKING PERMIT SCHEME

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

Ground rent annual fee - £495
Ground rent review date: Jan 2030
Lease term 125 years from 01/01/2015

ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

