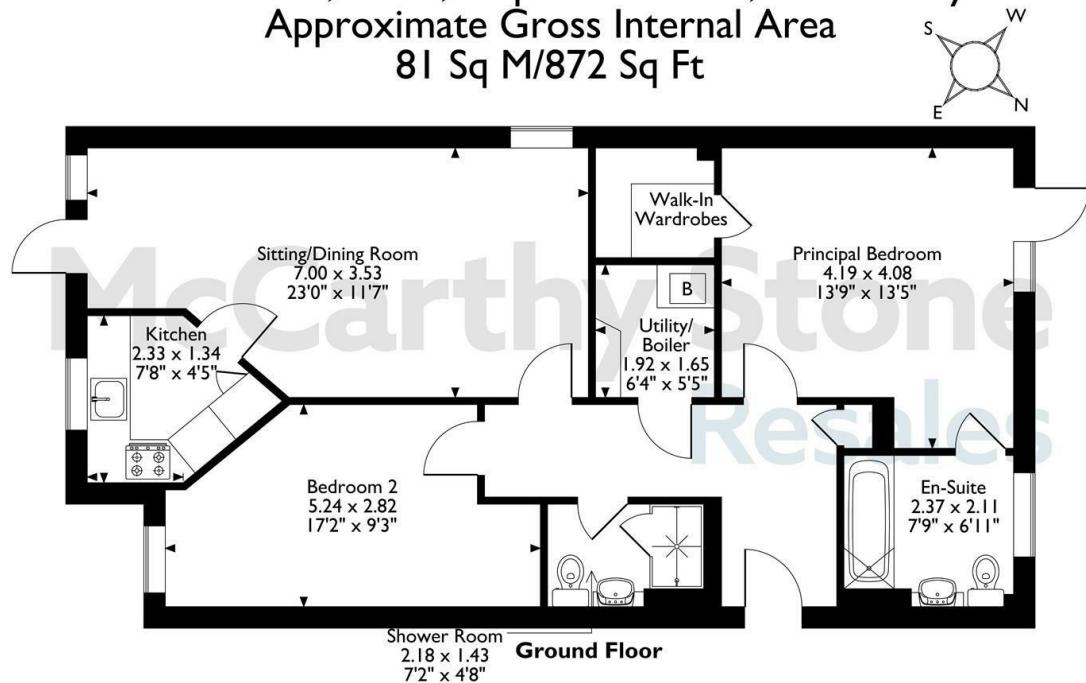


Lock Court, Flat 3, Copthorne Road, Shrewsbury  
Approximate Gross Internal Area  
81 Sq M/872 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	76	78
(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		
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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 3 Lock Court

Copthorne Road, Shrewsbury, SY3 8LP

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £280,000 Leasehold**

A HIGHLY SORT AFTER TWO BEDROOM GROUND FLOOR MCCARTHY STONE RETIREMENT LIVING APARTMENT IN OUR PRESTIGIOUS LOCK COURT DEVELOPMENT. ENERGY EFFICIENT AND PET FRIENDLY ~MUST BE VIEWED TO BE APPRECIATED~

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

# Lock Court, Copthorne Road, Shrewsbury

## Apartment

A stunning ground floor two bedroom retirement apartment within the prestigious Lock Court development. The apartment boasts an array of benefits including direct access to communal gardens from lounge and master bedroom. Under floor heating throughout and an air ventilation system.

## 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 an additional fee per night. 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

Good size hallway leading in to the property where the door entry system is located. There is also a smoke detector here.

Off the hallway there is a door to a good size storage cupboard which houses the Gledhill hot water system and space for a washer/dryer machine. Further doors lead to the shower room, bedrooms, and living room.



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The apartment is also fitted with a Ventilation system throughout.

## Living room

A good size living room with double glazed door to the communal gardens and patio area. Ample space for dining table. TV, Sky+ connection point. Telephone point. Power sockets. 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 induction hob with chrome extractor hood over. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window with roller blind. Tiled floor and splash back.

## Bedroom One

A good sized double bedroom with central light fitting. Double glazed window and door providing access to communal gardens. TV and telephone point. Walk in wardrobe. Door to ensuite.

## Ensuite

A fully tiled bathroom including a low level bath with grab rails and shower fitting over. Vanity unit wash hand basin with storage below and fitted mirror above. WC. Wall mounted heated towel rail. Emergency pull-cord.

## Bedroom Two

Another good sized double bedroom with central light fitting. Double glazed window. TV and telephone point.

## Shower Room

A 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



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**2 Bed | £280,000**

PRICE  
REDUCED

## 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.

Annual service charge of £5,078.95 (for financial year ending 30/09/2026).

## Lease details

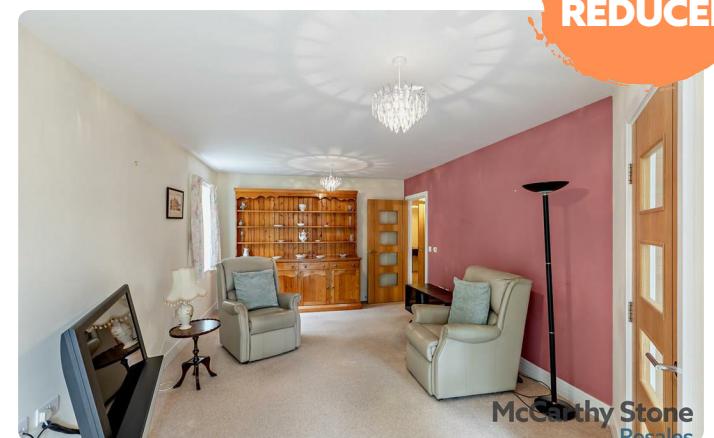
Term of lease 125 years from 1st Jan 2015  
Ground rent £495 per annum  
Ground rent review: 1st Jan 2030

## 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.

## Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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