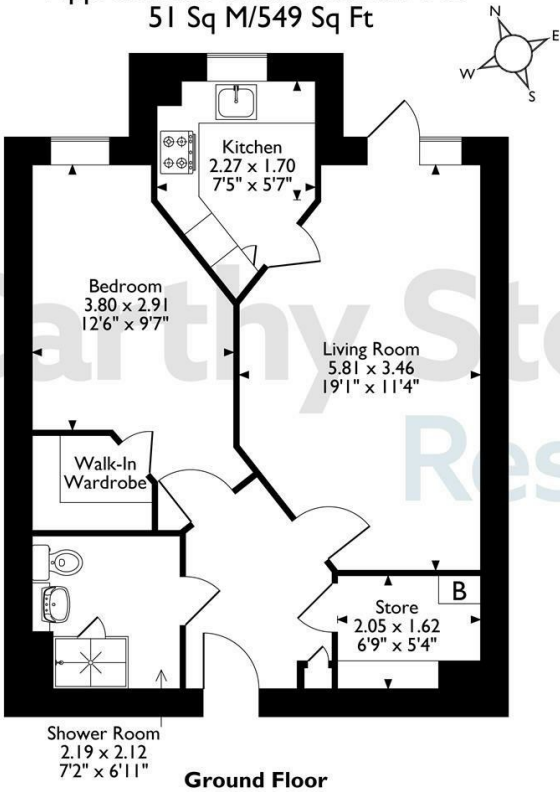


Lock Court, Flat 6, Copthorne Road, Shrewsbury  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



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) A		
(81-91) B		
(69-80) C	75	76
(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	

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## 6 Lock Court

Copthorne Road, Shrewsbury, SY3 8LP



**Asking price £175,000 Leasehold**

An IMMACULATELY presented ONE BEDROOM ground floor retirement apartment with PATIO and views over the park. MUST BE VIEWED.

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



# Lock Court, Copthorne 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.

## Apartment

A stunning ground floor one bedroom retirement apartment within the prestigious Lock Court development. The apartment boasts an array of benefits including walk out patio with park view. Under floor heating throughout and an air ventilation system.

## 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 the plumbed in Washer/dryer machine. Further doors lead to the shower room, bedroom, and living room. The apartment is also fitted with a Ventilation system throughout.



## Living Room

A good size living room with French door leading to a patio large enough to house a small bistro set with views towards the side gardens and park. The room provides ample space for dining table. 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 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

A good sized 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



# 1 bed | £175,000

re-decoration 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.

Service charge £3,385.97 per annum for financial year end 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 & Additonal 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

