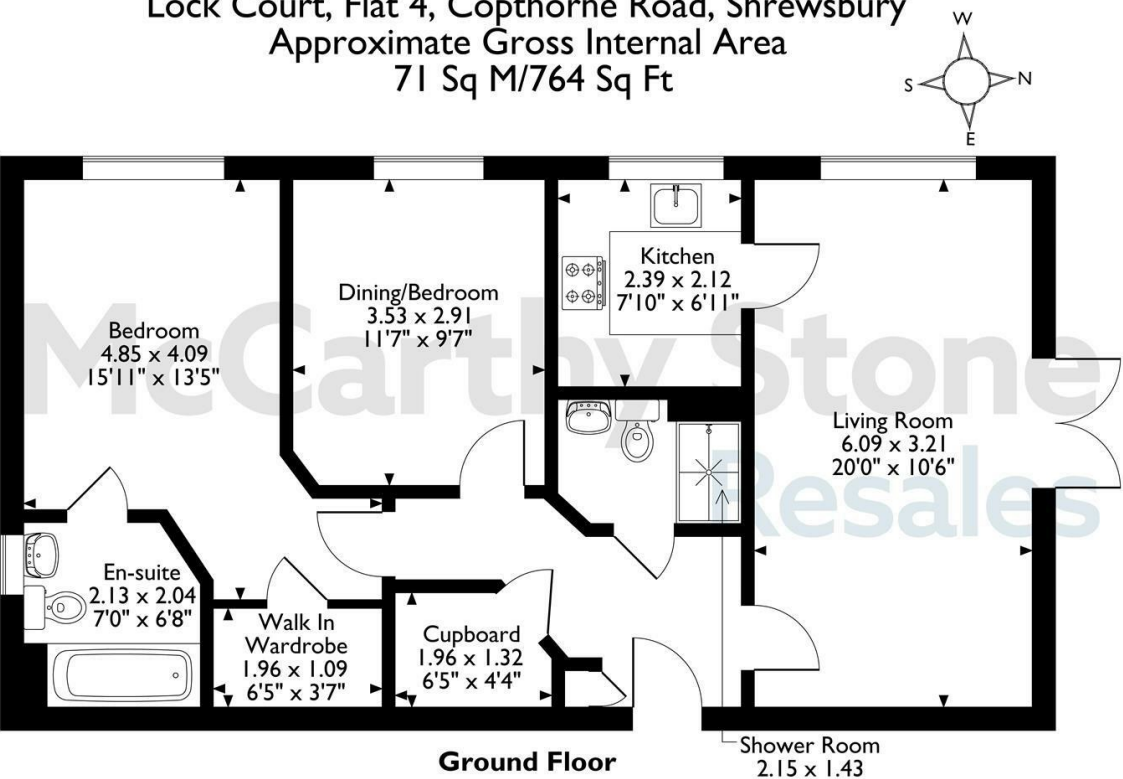


Lock Court, Flat 4, Copthorne Road, Shrewsbury  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



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		
(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	

## 4 Lock Court

Copthorne Road, Shrewsbury, SY3 8LP



## Offers in the region of £285,000 Leasehold

A well presented TWO BEDROOM GROUND FLOOR retirement apartment with DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA.

**\*\*MUST BE VIEWED\*\***

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# Lock Court, Copthorne Road, Shrewsbury, Shropshire, SY3 8LP

## Apartment

A stunning ground floor two bedroom retirement apartment with direct access to communal gardens and patio area within the prestigious Lock court development. The apartment boasts an array of benefits including walk out balcony with park view. 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 a small fee. 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 the plumbed in Washer/dryer machine. Further

doors lead to the shower room, bedrooms, and living room. The apartment is also fitted with a Ventilation system throughout.

## Living room

A good size living room with double glazed door to patio area over looking the communal gardens. 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 blind. Tiled floor and splash back.

## Bedroom One

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

## Ensuite

A fully tiled ensuite with low level bath with overhead shower, shower curtain and grab rail. WC. Vanity unit with inset wash hand basin. Fitted mirror and light. Wall mounted heated towel rail. Emergency pull-cord.

## Bedroom Two

A good size second bedroom that can also be used as a dining room, office or hobby room. Central light fitting. Double glazed window. TV and telephone point.

## Shower room

A spotless fully tiled shower room with vanity unit wash hand basin. WC. Double width Shower cubicle. Heated

# 2 bed | £285,000

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, 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: £4,973.66 per annum (for financial year ending 30/09/25).

## Ownership details

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

## Parking

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

