

# Bromley Court Copthorne Road Shrewsbury SY3 8NY



**1 Bedroom Apartment**  
**Offers In The Region Of £139,950**

## **The features**

- IMPRESSIVE RANGE OF APARTMENTS
- SPACIOUS LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- DELIGHTFUL COMMUNAL GARDENS
- VIEWING HIGHLY RECOMMENDED
- SECURE COMMUNAL ENTRANCE AND PARKING
- KITCHEN WITH OVEN AND HOB
- BATHROOM WITH SHOWER
- MUCH SOUGHT AFTER LOCATION
- EPC RATING A



### \*\*\* SELECTION OF ONE BEDROOM APARTMENTS \*\*\*

We are delighted to bring to the market a selection of one bedroom Apartments located on the Ground and Second Floor in this secure development with Garaging.

Bromley Court occupies an enviable position in the heart of this much sought after location, ideally placed for local amenities, a short stroll from the Quarry and Town Centre and offered for sale with no upward chain.

Secure communal Entrance, personal Reception Hall, spacious Lounge/Dining Room, Kitchen with oven and hob, large Double Bedroom and Bathroom.

Delightful communal Gardens and secure parking space.

Viewing Highly Recommended

## Property details

### LOCATION

Bromley Court occupies an enviable position in this much sought after area of the Town. A short stroll from the famous Shrewsbury Quarry with riverside walks, the Town Centre and all of its amenities. Copthorne itself is well serviced with local general store and is close to the Royal Shrewsbury Hospital, Doctors and ease of access to the A5/M54 motorway network.

### NOTE

Please note - the images and video tour are of a similar apartment within Bromley Court and the internal finishing's may differ. For further information please contact the office.

### SECURE COMMUNAL ENTRANCE

Secure communal entrances with entryphone system with stairs leading to the First and Second Floors.

### PERSONAL RECEPTION HALL

A spacious Reception Area with large storage cupboard, radiator.

### SPACIOUS LOUNGE

With windows overlooking the front. Tv & Media point, electric panel radiator.

### KITCHEN

Attractively fitted with modern range of high gloss units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and having space for washing machine and fridge freezer, inset 4 ring hob with oven and grill beneath and extractor hood over. Matching range of eye level wall units and recessed ceiling lights.

### LARGE BEDROOM

An excellent double room naturally well lit from window to the front, electric panel wall heater.

### BATHROOM

With suite comprising panelled bath with shower unit over, glazed screen, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable position, set back from the road and approached over driveway which leads down to the under ground parking area. There is also a designated Visitor parking area. Bromley Court is set in delightful communal gardens which have been landscaped and are well maintained by the Management Company.

### GENERAL INFORMATION

### TENURE

We are advised the property is Leasehold subject to a 200 year lease, to which there are 182 years remaining. There is an annual Ground Rent of £100 per annum for the first 25 years, £150 per annum for the next 25 years, £250 per annum for the next 25 years, £350 per annum for the next 25 years, £450 per annum for the next 50 years and £500 per annum for the next 50 years. The monthly service charge is currently £132.87 (2022) We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains water, electricity and drainage are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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## Judy Bourne

**Director at Monks**

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## Get in touch

**Call.** 01743 361422

**Email.** sales.shrewsbury@monks.co.uk

**Click.** www.monks.co.uk

### Shrewsbury office

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Shropshire, SY1 1HL

### We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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