

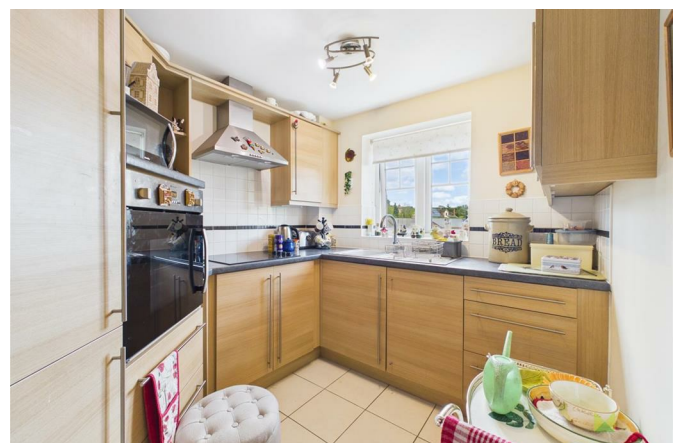
# Apartment 14 Lock Court, Cophorne Road Shrewsbury SY3 8LP



**2 Bedroom Apartment**  
**Offers In The Region Of £260,000**

## The features

- IMPRESSIVE 2 BEDROOM, 2 BATHROOM FIRST FLOOR APARTMENT
- ENVIABLE LOCATION WITH LOCAL AMENITIES
- PERSONAL RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH BATHROOM, GUEST BEDROOM AND SHOWER ROOM
- VIEWING RECOMMENDED.
- SECURE RETIREMENT LIVING FOR THE OVER 60'S
- CAMERA AND ENTRY PHONE SYSTEM
- KITCHEN WITH INTEGRATED APPLIANCES
- DELIGHTFUL COMMUNAL GARDENS, SECURE ALLOCATED PARKING
- EPC RATING TBC



**\*\*\* RETIREMENT LIVING FOR THE OVER 60'S \*\*\***

An excellent opportunity to purchase this lovely 2 bedroom First Floor Apartment with lift access, located in this impressive McCarthy and Stone development. Perfect for those downsizing and requiring secure living.

Occupying an enviable position in this much sought after location being a short distance from the Town Centre with a convenient bus stop right outside the front. There are good local facilities on hand including general store, public house restaurant and near to the Royal Shrewsbury Hospital.

Lock Court has a lovely communal Lounge with facilities which can also be hired out for private functions along with a Guest Suite that can be booked for visitors.

The accommodation briefly comprises secure communal entrance with camera system, stairs and lift access to the First Floor, personal Entrance Hall, good sized Lounge / Dining Room with French doors and Juliette style balcony, Kitchen with range of appliances, Principal Bedroom with en suite Bathroom, Guest Bedroom with Shower Room.

The property has the benefit of underfloor heating and gated car parking with allocated space.

Offered for sale with no upward chain, viewing is highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this much sought after location being a short distance from the Town Centre with a convenient bus stop right outside the front. There are good local facilities on hand including general store, public house/restaurant and near to the Royal Shrewsbury Hospital.

### DESCRIPTION

AN EXCELLENT 2 BEDROOM FIRST FLOOR APARTMENT IN THIS HIGHLY SORT AFTER MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT OF LOCK COURT.

Lock Court, located in the heart of Copthorne is part of McCarthy & Stones Retirement range which has been designed and constructed for modern independent living.

The Apartment is secure with camera entryphone system, 24-hour emergency call system and part time House Manager who oversees the care of the development. There is good energy efficiency with underfloor heating throughout along with a personal gated car parking space.

Residents must be over the age of 60.

There is a lovely Residents Lounge with facilities where the residents can take part in as little or as much activities as you wish - this Lounge is also available to hire for private events.

There is also a Guest Bedroom with en suite for relatives who are visiting and can be booked out for a nominal charge (around £25.00 we are advised).

### SECURE COMMUNAL ENTRANCE

The property is approached through a secure communal entrance which has an entryphone call system to each apartment. Stair and lift access to each floor.

### PERSONAL RECEPTION HALL

with useful storage cupboard, entryphone system.

### LOUNGE/DINING ROOM

A lovely light room having double opening French doors and Juliette style Balcony overlooking the front. Media point.

### KITCHEN

Attractively fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of units comprising cupboards and drawers with work surfaces over and having integrated washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and eye level oven and grill with storage above and below, tiled surrounds and matching range of eye level wall units, window overlooking the front.

### PRINCIPAL BEDROOM

A generous sized room having window overlooking the front, media point.

### WALK IN WARDROBE

with hanging rails and shelving.

### EN SUITE BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage and WC. Fully tiled walls and flooring, heated towel rail.

### BEDROOM 2/SITTING ROOM

Another good sized room with window to the front.

### SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, with 115 years remaining on the lease. The property is subject to a monthly service charge of £423.25 and also subject to ground rent paid half yearly £500 per annum. Age restriction for 60+. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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](https://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

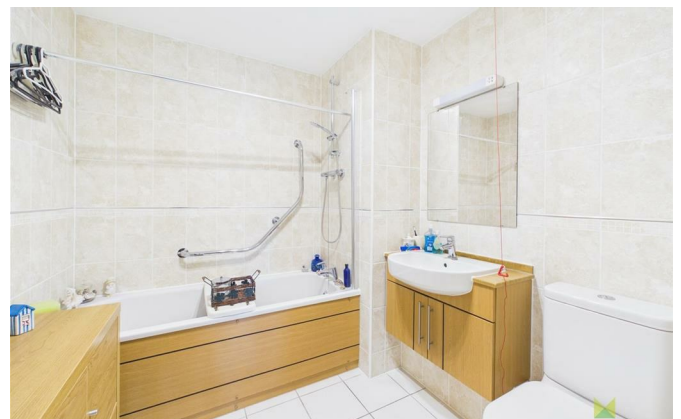
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

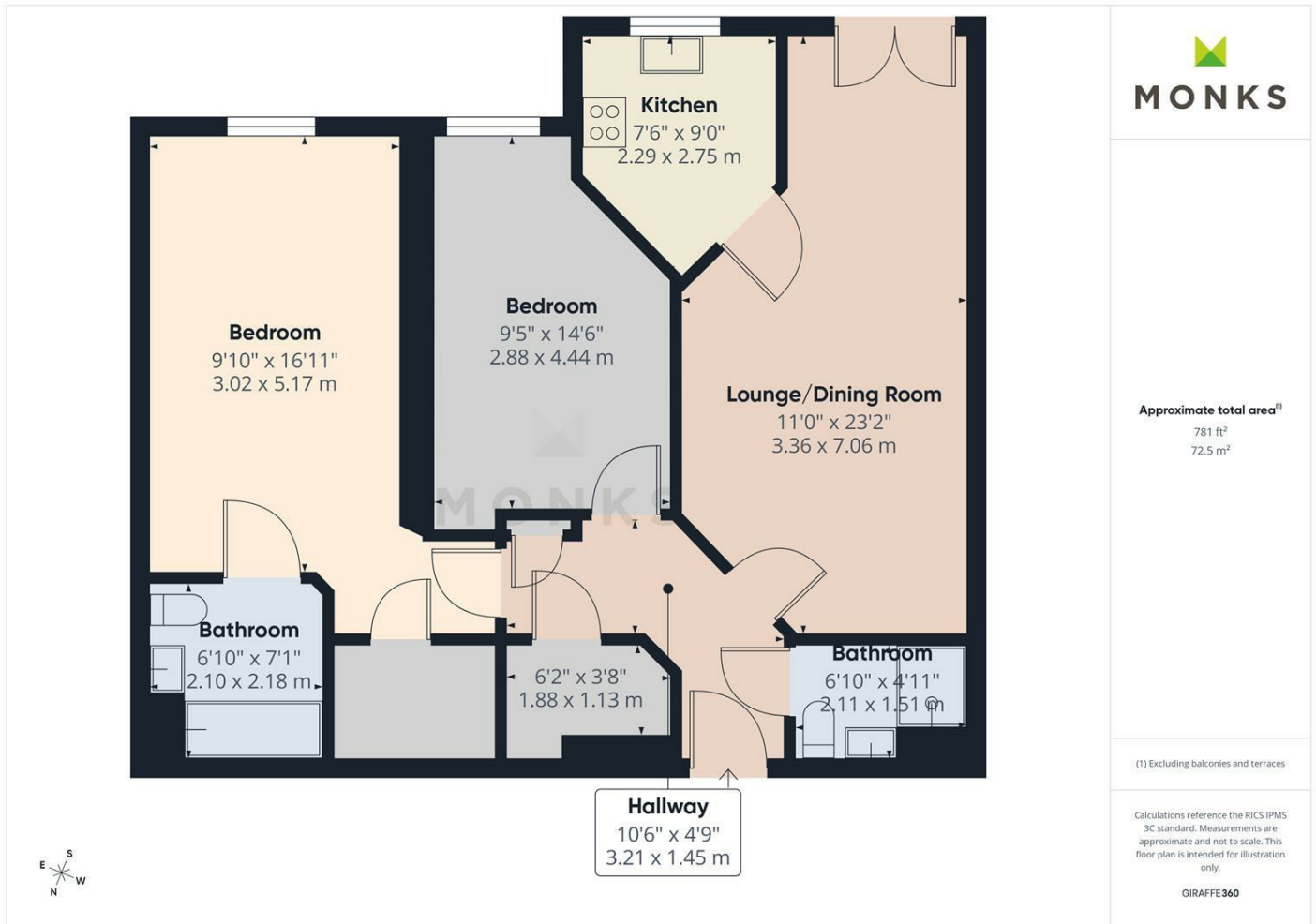
#### NEED TO CONTACT US

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

## Apartment 14 Lock Court,, Copthorne Road, Shrewsbury, SY3 8LP.

2 Bedroom Apartment  
Offers In The Region Of £260,000





## Judy Bourne

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Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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		
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- 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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