

# Plot 208 The Keep Cophthorne Road Shrewsbury SY3 8LZ



**2 Bedroom Apartment**  
**Offers In The Region Of £199,995**

## The features

- FABULOUS GROUND FLOOR APARTMENT
- SECURE COMMUNAL ENTRANCE
- CONTEMPOARY KITCHEN WITH APPLIANCES
- ENVIABLE LOCATION CLOSE TO THE TOWN
- 2 ALLOCATED PARKING SPACES
- OPEN PLAN LIVING DINING KITCHEN
- 2 BEDROOMS AND SHOWER ROOM
- VIEWING ESSENTIAL.



**\*\*\* FABULOUS 2 BEDROOM GROUND FLOOR APARTMENT IN ICONIC SHREWSBURY BUILDING \*\*\***

The impressive 'Kings' apartment is designed for today's modern lifestyle and is finished to an exceptional standard of specification by reputable developer Bellway Homes.

The Keep is a historic and unique building which has been converted to comprises of just 9 Apartments located over 3 floors in this secure, private gated courtyard with two allocated parking spaces with ample EV charging points.

The accommodation briefly comprises communal Reception Hall with entry system, excellent open plan Living/ Dining/ Kitchen with the Kitchen area being fitted with a range of contemporary units and integrated appliances, 2 Bedrooms and luxury Shower Room.

To book your personal viewing appointment contact Monks 01743 361422

## Property details

### LOCATION

The property occupies an enviable position on this popular development in the heart of this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses, the Royal Shrewsbury Hospital and Town Centre are a short stroll away. Set within a private gated community with secure access and well screened from the road by tall brick walling.

### SECURE COMMUNAL ENTRANCE HALL

### PERSONAL RECEPTION HALL

### OPEN PLAN LIVING/DINING/KITCHEN

### BEDROOM 1

### BEDROOM 2

### SHOWER ROOM

### OUTSIDE

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to an annual service charge Management/Estate Charge: £127, Service Charge: £2,082 (estimated) full details of these are available with the Sales Negotiator on site and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

The property is new build and awaiting banding with the Council Tax office.

#### 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.

## Plot 208 The Keep, Copthorne Road, Shrewsbury, SY3 8LZ.

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## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** 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) 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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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