



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Lock Court, Copthorne Road, Shrewsbury SY3 8LP

£285,000 Region

To view this property please call us on **01743 236 800** Ref: T7845/SL/MU

A thoughtfully designed, ground floor retirement apartment, tailor made to meet the needs of older adults, ensuring convenience, safety and comfort. Located in a desirable and sought after residential area.

This attractive and well planned ground floor retirement apartment, typically offers direct access to the communal garden and grounds with French doors opening onto a small paved patio area. The development prioritises accessibility, peace of mind and opportunities for social interaction, whilst maintaining independence. The apartment benefits from electric underfloor heating and double glazing, and is presented and maintained to an exacting standard.

The development is situated in this popular and sought after residential area and is well placed within easy reach of the nearby town centre, local shops, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

STORE/LAUNDRY

6'5" x 4'4" (1.96m x 1.32m)

SITTING ROOM/DINING ROOM

10'6" x 20'0" (3.20m x 6.10m)

KITCHEN

7'0" x 7'10" (2.13m x 2.39m)

Fitted with a range of matching wall and base units

WALK IN WARDROBE

BEDROOM 1

9'9" x 12'0" (2.97m x 3.65m)

Door to:

EN SUITE BATHROOM

BEDROOM 2

7'10" x 11'8" (2.39m x 3.55m)

SHOWER ROOM

OUTSIDE THE PROPERTY

Well stocked and attractive COMMUNAL GARDENS and GROUNDS and a communal gated and secure car park with allocated parking space which is currently available on licence.





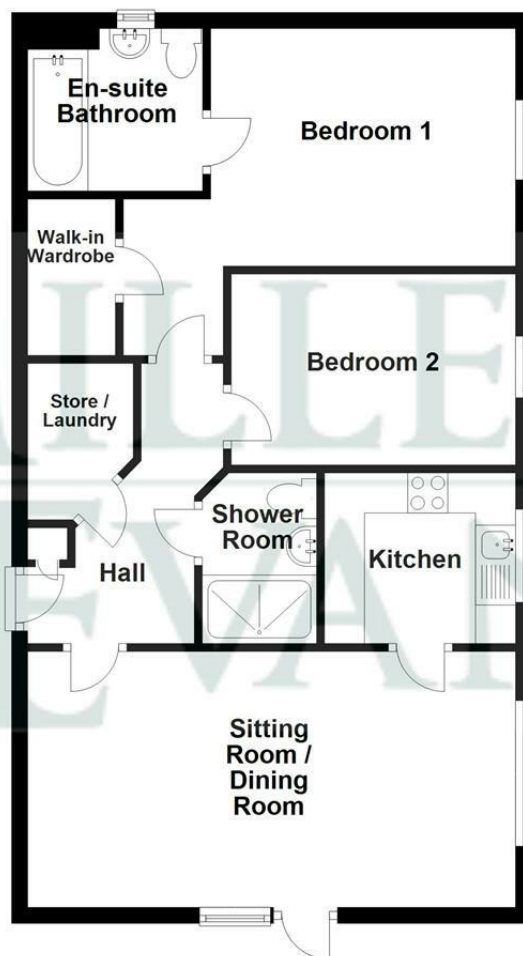




FLOOR PLANS ...

Floor Plan

Approx. 720.2 sq. feet



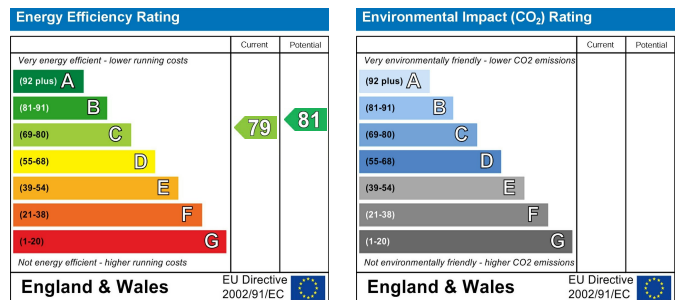
Total area: approx. 720.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The development is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the first exit into Copthorne Road and continue for some distance, where, eventually Lock Court will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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