



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**21 Lock Court, Copthorne Road, Shrewsbury, SY3 8LP**

**£255,000**

To view this property please call us on **01743 236 800** Ref: T7353/SL/KQ

# A well appointed second floor, leasehold, retirement apartment.

This immaculate, second floor, two bedroom leasehold apartment is located in this award winning purpose built building for modern independent living with the benefits of a dedicated house manager, 24hr emergency call system, guest suite for visiting family/friends, communal lounge, lift access to all floors, landscaped communal gardens. The apartment has been recently re-decorated and has had newly fitted carpets throughout.

The property is well placed close to excellent local amenities, including the nearby town centre and Royal Shrewsbury Hospital, whilst also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total floor area 78.8 sq.m. (849 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Large store cupboard.

### LOUNGE

21'4" x 15'1" (6.50m x 4.60m)

French doors to Juliette Balcony

### KITCHEN

7'10" x 6'11" (2.39m x 2.11m)

Neatly appointed with range of fitted units with integrated appliances.

### UTILITY

### BEDROOM 1

17'1" x 9'10" (5.21m x 3.00m)

Built in cupboard

### EN SUITE BATHROOM

9'2" x 6'11" (2.79m x 2.11m)

Panelled bath with shower over

Wash hand basin, wc

### BEDROOM 2

13'1" x 8'6" (3.99m x 2.59m)

### SHOWRE ROOM

Fitted shower unit

Wash hand basin, wc

### OUTSIDE THE PROPERTY

Communal gardens and grounds and parking area.

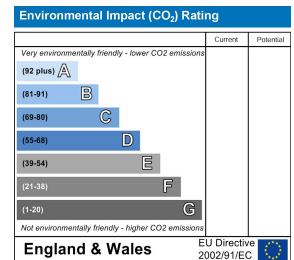
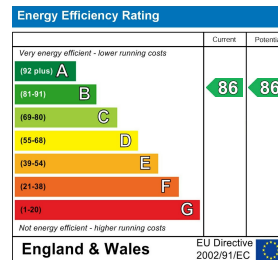


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge onto Frankwell Island. Take the first exit onto Copthorne Road. Proceed for some distance and 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

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: 

 The UK's number one property website

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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