

Well presented one bedroom leasehold retirement apartment.

This immaculately presented, one bedroom leasehold retirement apartment boasts rooms of pleasing dimensions and benefits from double glazing, electric underfloor heating, door entry system, an allocated parking space. There is also the added benefit of a communal lounge and guest suite available to rent.

The property occupies an enviable ground floor position on this popular residential development, close to excellent local amenities and the nearby town centre with a pleasant open outlook over the neighbouring Copthorne Park.

- Well presented ground floor leasehold apartment
- One bedroom, dressing room and shower room
- Large living room/dining room
- Private courtyard and allocated parking
- Close to amenities and town centre
- Communal lounge



MILLER EVANS

SHREWSBURY'S ESTATE AGENT

7 Lock Court, Copthorne Road, Shrewsbury, SY3 8LP

£160,000 Region

To view this property please call us on 01743 236 800 Ref: T7132/SF/KQ

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE / DINING ROOM

21'0" x 8'4" (6.40m x 2.55m)
Electric fire with surround

KITCHEN

7'3" x 7'6" (2.21m x 2.29m)
Range of matching modern units with integrated appliances

UTILITY ROOM

5'7" x 7'0" (1.69m x 2.13m)

BEDROOM

12'10" x 8'11" (3.92m x 2.73m)

DRESSING ROOM

4'8" x 6'2" (1.42m x 1.87m)

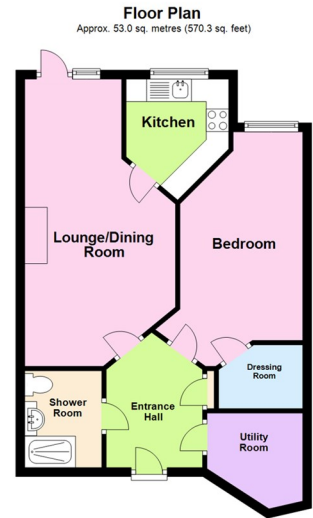
SHOWER ROOM

7'1" x 5'8" (2.16m x 1.72m)
Neatly fitted comprising;
Large shower cubicle
Wash hand basin, wc

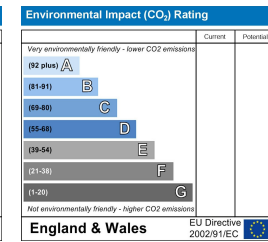
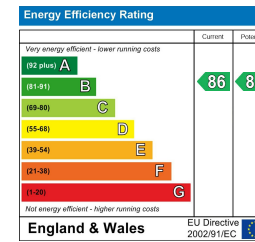
OUTSIDE THE PROPERTY

There is a neatly kept private rear garden with paved patio area, floral and shrubbery borders.

Communal gardens and parking space held on licence.



Total area: approx. 53.0 sq. metres (570.3 sq. feet)
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



SERVICES

We understand that mains water, electricity and drainage 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

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.

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.

How to find this property

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. After some distance, turn right onto Copthorne Park, bear round to the left and the property will be found on the left hand side.

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