



**12 Bromley Court, Copthorne Road, Shrewsbury SY3 8NY**

2 bedroom ground floor apartment — £205,000 Leasehold



## 12 Bromley Court, Copthorne Road, Shrewsbury SY3 8NY

Coopergreenpooks.co.uk

£205,000 Leasehold—2 bedroom ground floor apartment

sales@cgpooks.co.uk

This impressive ground floor apartment is well situated in an attractive purpose-built development a short walk from the Quarry park and town centre, with private secure parking and direct access to a paved sun terrace and communal gardens.

### KEY FEATURES

- Good sized hall with 2 built in storage cupboards and video entry system.
- Open plan living/dining room with bay window and private outlook.
- Separate well fitted kitchen with an extensive range of units and integrated appliances.
- Bathroom and 2 double bedrooms. The main bedroom also has an en suite shower room and a glazed door opening onto paved sun terrace.
- Secure underground car park, from which there is direct access to the internal communal areas. There are also designated visitors spaces.
- Extensive and very attractive communal gardens for residents use only.
- The apartment is well located and has the benefit as well as the direct use of a secluded paved sun terrace.
- Attractively designed development in the popular Copthorne area, not far from an excellent range of amenities, The Royal Shrewsbury Hospital, Quarry Park and town centre. It is also on a regular bus route into town.
- No onward chain.

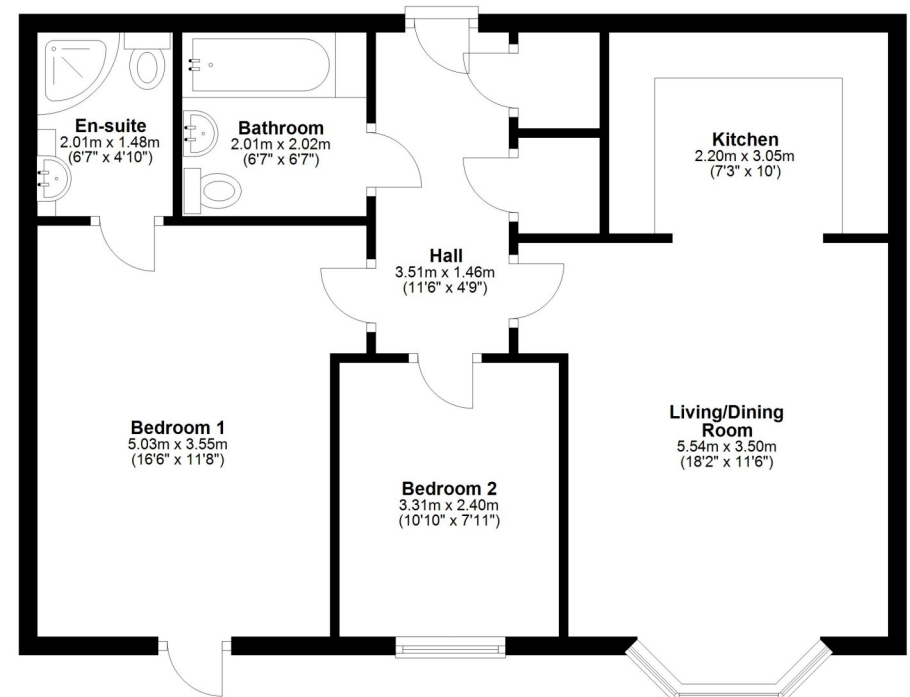
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### First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)













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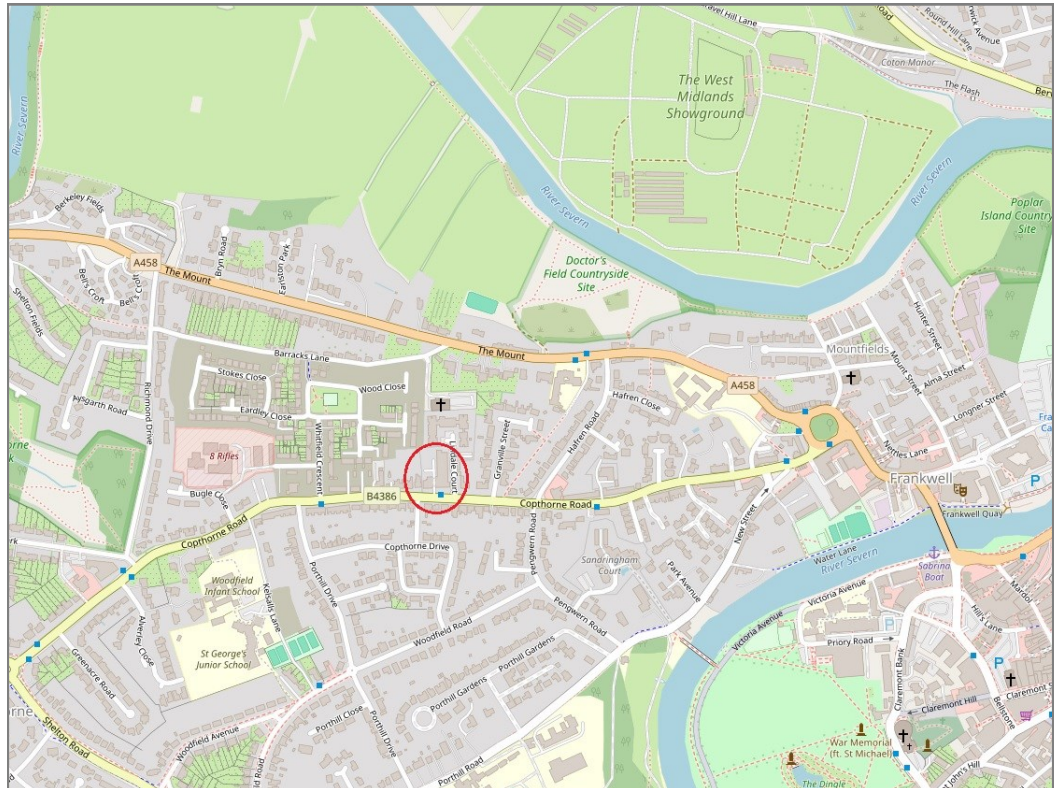
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Leasehold</b>
Lease Length	<b>200 years from 2010</b>
Service Charge	<b>£2,274.05 (01/08/24 to 31/07/25)</b>
Ground Rent	<b>£100 PA</b>



Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is electric</b>

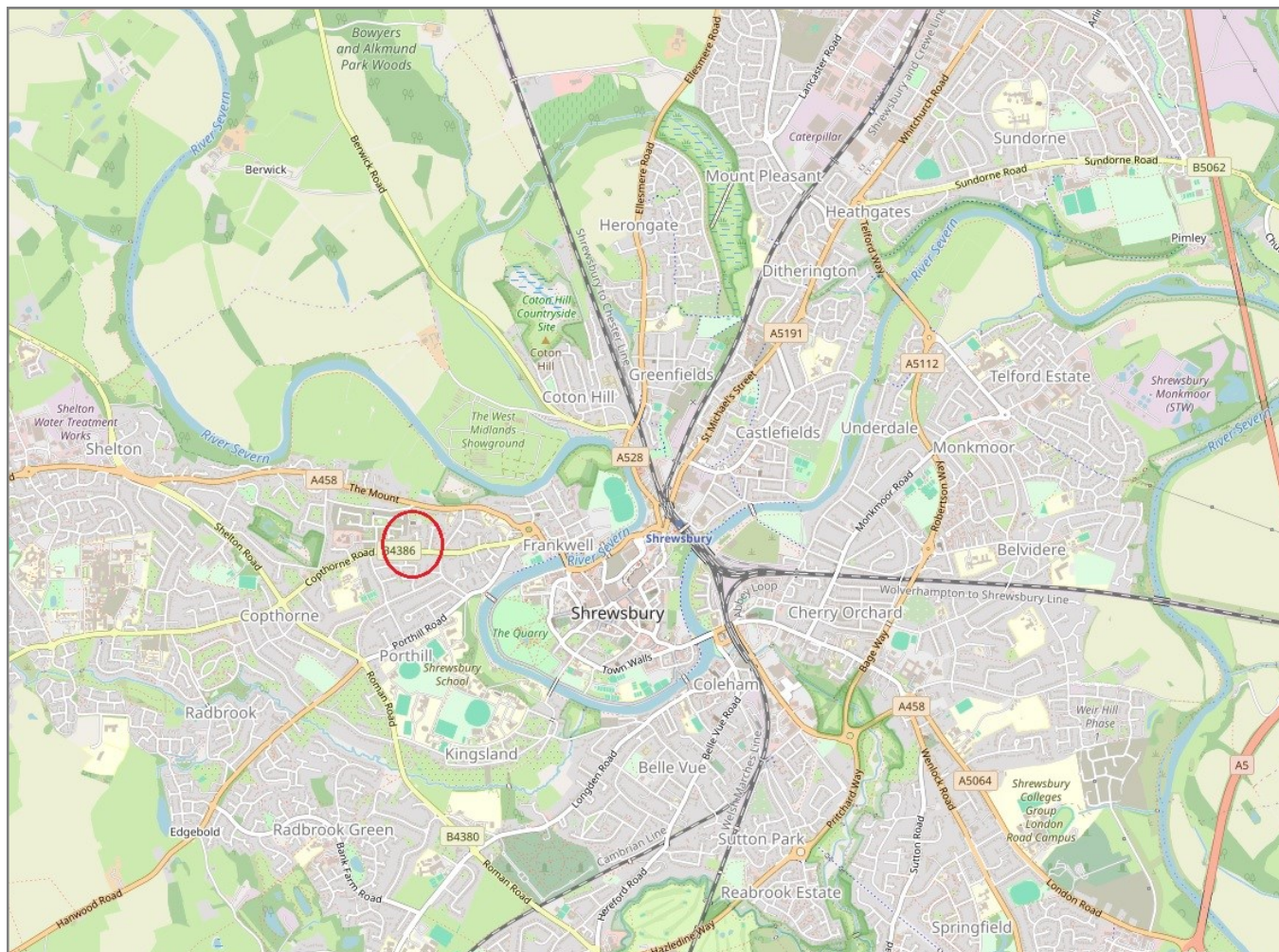


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