



3 Bromley Court, Copthorne, Shrewsbury, SY3 8NB

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Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers in the region of £119,950

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offered for sale with NO UPWARD CHAIN within walking distance of the town centre of Shrewsbury and the Quarry Park with tranquil riverside walks. This is a spacious one double bedroom ground floor apartment which boasts a spacious bay fronted lounge / diner, an attractive kitchen, well maintained communal grounds and an allocated car parking space, in a secure under ground car park. This property will be of interest to a number of prospective purchaser(s) and a viewing is recommended by the selling agent.

Accommodation:

Secure communal entrance door, hallway, reception hall, bay fronted lounge / diner, modern kitchen, double bedroom, attractive bathroom, upvc double glazing, electric heating, allocated car parking space, visitor parking, communal grounds, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following; all measurements are approximate only:

Secure Communal Entrance Door:

Leads to:

Communal Hall:

The apartment is located on the left hand side.

Entrance door:

Giving access to:

Hallway:

Having wall mounted intercom system. Wall mounted electric heater. Walk-in store cupboard with pressurised system. Door from Hallway gives access to:

Bay fronted lounge / diner:

16'10 x 10'4 (5.13m x 3.15m)

Having walk-in bay with three upvc double glazed window overlooking communal grounds and visitor parking area. Wall mounted electric heater. Television, telephone and sky points. Arch from Bay Fronted Lounge gives access to:

Attractive kitchen:

7'11 x 7'8 (2.41m x 2.34m)

Having a range of eye level and base units with built-in cupboards and drawers. Built-in oven. Four ring electric hob. Stainless steel cooker extractor fan over. A range of fitted worktops with inset stainless steel sink drainer unit. Recessed spotlights to ceiling. Vinyl wood effect floor covering. Space for appliances.

From Hallway doors give access to Bedroom and Bathroom.

Bedroom one:

12'0 x 9'11 (3.66m x 3.02m)

Having upvc double glazed window overlooking communal grounds and visitor parking area. Recessed spotlights to ceiling. Television and telephone points. Wall mounted electric heater.

Attractive bathroom:

Having a white suite comprising: A panelled bath with shower over. Glazed shower screen to side. Pedestal wash hand basin. Low flush WC. Part tiled to walls. Shaver point. Vinyl wood effect floor covering. Heated chrome style towel rail. Recessed spotlights. Extractor fan to ceiling.

Outside:

There are well maintained landscaped communal grounds. One allocated car parking space in the underground car park. Visitors parking and communal bin store.

Services:

Mains water, electricity, drainage and are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services:

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our Office for further details 01743 357000 option 1 (sales)

Disclaimer:

Any areas/measurements are approximate only and have not been verified
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

