



HOLLAND
BROADBRIDGE



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

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



HOLLAND
BROADBRIDGE

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

www.hbshrop.co.uk



Offers in the region of £289,995

Viewing: strictly by appointment through the agent

t: 01743 357 000

e: sales@hbshrop.co.uk

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

Occupying a lovely position on this recently constructed spacious and very well presented two double bedroom, ground floor retirement apartment for the over 60s which has been furnished to an exceptionally high standard within this sought after McCarthy & Stone retirement development. The development benefits from a house manager, guest suite available to book for visitors (a small fee applies), communal lounge and kitchen area, attractive landscaped grounds (3 Lock Court benefits from two pleasing outside paved patio areas) and a communal car park providing parking to residents (fee payable). Early viewing inspection comes highly recommended by the selling agent for this superb apartment and development to be fully appreciated.

Accommodation

Secure communal entrance hallway, reception hallway, large lounge / diner with access to outside patio area, modern kitchen, walk-in laundry / store cupboard, master bedroom with walk-in wardrobe and ensuite bathroom, second double bedroom, attractive separate shower room with walk-in shower, upvc double glazing, underfloor electric heating, 24 hour emergency pull cord system.

Secure communal entrance gives access to:

Communal Hallway

With door giving access to apartment into:

L-Shaped Reception Hallway

Having Tunstall pull cord emergency system, underfloor heating, cupboard housing electricity consumer unit meters etc.

Large Walk-In Laundry Store Cupboard

6'3 x 5'5 (1.91m x 1.65m)

Having an open vented mains pressure hot water cylinder unit with space for washing machine to side, wall mounted digital heating control panel.

Wooden framed part glazed door from reception hallway gives access to:

Spacious Lounge / Diner

22'11 max x 11'6 max (6.99m max x 3.51m max)

Having range of upvc double glazed windows with upvc double glazed door giving access to a pleasing outside paved patio area. TV, telephone and Sky points, underfloor heating. Wooden framed part glazed door from lounge gives access to:

Attractive Fitted Kitchen

9'11 max average measurement x 7'7 (3.02m max average measurement x 2.31m)

Having a range of attractive eye level and base units with built in cupboards and drawers, integrated Hotpoint oven, four ring Hotpoint electric hob, fitted worktops with inset stainless steel sink drainer unit, Hotpoint slimline dishwasher and fridge / freezer with matching fascias, tiled splash surrounds, tiled floor with underfloor heating, upvc double glazed window to front, wall hung stainless steel cooker canopy.

From reception hallway doors give access to both double bedrooms and shower room.

Master Bedroom

13'9 x 13'5 (4.19m x 4.09m)

Having upvc double glazed window with upvc double glazed door, giving access to rear patio area and well maintained communal grounds. Large walk-in wardrobe, telephone and tv points, door from master bedroom gives access to:

Ensuite Bathroom

Having a three piece white suite, comprising timber style panel bath with mixer shower over, wash hand basin set to vanity unit with mixer tap over and storage cupboards below, low flush wc, tiled floor with underfloor heating, fully tiled to walls, heated towel rail, upvc double glazed window, extractor fan to ceiling, emergency pull cord, strip light with built-in shaver point.

Bedroom Two

17'2 max x 9'2 max (5.23m max x 2.79m max)

Having upvc double glazed window to front, telephone and tv points, underfloor heating.

Shower Room

Having a walk-in double width tiled shower cubicle with glazed shower screen and mixer shower over, low flush wc, wash hand basin set to vanity unit with store cupboard below, tiled floor with underfloor heating, heated towel rail, fully tiled to walls, strip light with built-in shaver point, emergency pull cord, extractor fan to ceiling.

Outside

To the front and rear of the apartment there are two attractive paved patio areas along with well kept communal grounds and a residents car park where a fee of £250 per annum is payable to secure a communal parking space.

Services

Mains water, electricity and drainage 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 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 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

FLOOR PLANS

