



9 Copthorne Gate, Copthorne, Shrewsbury, SY3 8NX

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**£159,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Situated in this sought after residential location being well placed for access to a range of local amenities, along with easy access into Shrewsbury's vibrant and historic town centre and the Shrewsbury Quarry Park with its tranquil riverside walks. This two bedroom, first floor apartment boasts improved, extremely well presented and particularly spacious living accommodation throughout, including an updated kitchen / breakfast room, two double bedrooms and a luxury re fitted shower room. Viewing comes highly recommended by the selling agent for the apartment to be fully appreciated.

**Accommodation:**

Secure communal entrance hallway, reception hall, lounge / diner, updated attractive kitchen / breakfast room, two double bedrooms, re fitted luxury fitted shower room, sealed unit double glazing, electric heating, well maintained communal grounds, allocated car parking space, no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Secure intercom communal entrance:**

With stairs rising to:

**First floor:**

Where the apartment entrance door gives access to:

**Hallway:**

Having wall-mounted intercom telephone system, digital wall-mounted electric heater, cupboard housing pressurised water system. Door from hallway gives access to:

**Lounge / diner:**

14'2 x 12'10 (4.32m x 3.91m)  
Having two sealed unit double glazed sash windows to the front, wall light point, television aerial points, digital controlled electric heater. Door from lounge / diner gives access to:

**An attractive updated modern kitchen / breakfast room:**

12'0 x 8'4 (3.66m x 2.54m)  
Comprises: A range of eye level and base units with built-in cupboards and drawers, a range of

fitted wooden style worktops with inset ceramic sink drainer unit with antique style mixer tap over, stainless steel finished Neff fan assisted electric oven with four ring Neff electric hob with stainless steel cooker canopy over, integrated slim-line dishwasher with matching fascia, sealed unit double glazed sash window to the front, wine rack, ceramic tiled floor (space for upright fridge freezer, digital mounted electric heater, recessed spotlights to the ceiling.

From hallway doors give access to two double bedrooms and luxury re fitted shower room:

**Bedroom one:**

11'11 excluding recess x 8'5 (3.63m excluding recess x 2.57m)  
Having built-in double fronted wardrobe, wall-mounted digital electric heater, sealed unit double glazed sash window overlooking the communal grounds and residents parking area.

**Bedroom two:**

12'9 x 8'4 (3.89m x 2.54m)  
Having fitted dressing table with chest of drawers below, sealed unit double glazed sash window overlooking rear of the development, communal grounds and residents parking area, wall-mounted digital electric heater.

**Re fitted luxury shower room:**

A large walk-in shower cubicle with drench shower over with further hand-held shower attachment off taps, built-in internal shelf, bespoke tiling to shower cubicle area, contemporary glazed shower screen, Heritage pedestal wash hand basin, low flush wc, marble tiled floor, wall-hung heated chrome style towel rail, extractor fan to ceiling, shelved storage area with shelved store cupboard below.

**Outside:**

To the outside there are well maintained communal residents grounds and one private allocated car 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:**

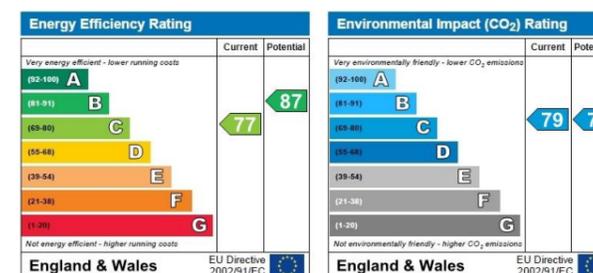
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer:**

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



**FLOOR PLANS**

