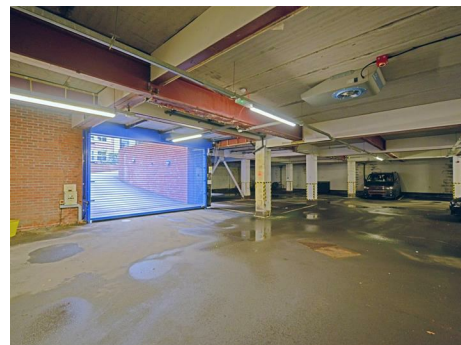


27 Bromley Court, Copthorne Road, Shrewsbury, Shropshire,  
SY3 8NY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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.

**Offers In The Region Of £133,995**

Viewing: strictly by appointment  
through the agent



Offered for sale is this spacious and well proportioned one double bedroom first floor apartment, situated on this development of 44 luxury apartments. The development has been finished to high standard, located within well maintained communal grounds and having a secure underground residence car park and is within walking distance of good local amenities, medieval town centre of Shrewsbury and Quarry park with riverside walks. This property will be of interest to a number of buyers and early viewing is recommended.

The accommodation briefly comprises the following: Secure communal entrance with intercom system, communal hallway with stairs and lift, entrance hallway, bay fronted lounge/diner, attractive kitchen, double bedroom, modern bathroom, well maintained communal grounds, allocated car parking space in a secure residence underground car park, additional visitor parking communal grounds, upvc double glazing, electric heating. Viewing is recommended.

The accommodation in greater detail comprises:

Secure communal entrance with stairs and lift rising to first floor landing.

Door to:

**Reception hallway**

Having two store cupboards one of which housing pressurised water system, wall mounted electric heater.

From reception hallway door to:

**Bay fronted lounge**

16'11" max into bay x 11'6"

Having walk-in upvc double glazed bay window with pleasing aspect, wall mounted electric heater.

From bay fronted lounge access is given to:

**Attractive kitchen**

8'11" x 7'3"

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, integrated oven, four ring electric hob with canopy over, spotlights to ceiling, space for appliances, vinyl floor covering.

From reception hallway doors then give access to: double bedroom and re-fitted bathroom.

**Double bedroom**

15'3" x 10'2" max reducing down to 6'4"

Having upvc double glazed window with pleasing aspect, wall mounted electric heater.

**Modern bathroom**

Having a three piece white suite comprising: panelled bath with drench shower over, pedestal wash hand basin, low flush WC, heated chrome style towel rail, part tiled to walls, spotlights to ceiling, vinyl floor covering.

**Outside**

The apartment enjoys well maintained communal grounds and benefits from a secure allocated car parking space in a residence underground car park. Visitors car parking is also available.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND A**

**Tenure - Leasehold**

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is 186 years (200 years from 1st May 2010)  
Ground rent £100.00 per annum  
Ground rent review date and price increase 2035 to £150.00 per annum  
Service charge £169.76 PCM or £2037.12 per annum  
The above charges/lease details have 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).

**Referral fee disclaimer**

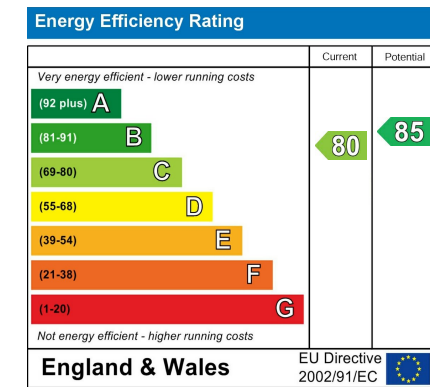
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency

of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

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



**FLOORPLANS**

