



18 Cavell Drive, Copthorne Grange, Shrewsbury, Shropshire, SY3 8GD

www.hbshrop.co.uk



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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.

Offers In The Region Of £144,500

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this spacious and well presented one double bedroom first floor apartment, occupying a secluded position on this modern development, with a pleasing aspect to the rear towards the Shropshire hills. The property boasts a modern open plan lounge/diner/kitchen, an attractive bathroom, a private allocated car parking space, a generous sized communal store and pleasing communal grounds. The apartment is situated within close proximity to the Royal Shrewsbury Hospital with an excellent variety of local amenities. Viewing is recommended.

Accommodation

Secure communal entrance, communal first floor, reception hallway, modern open plan kitchen/diner/lounge, large double bedroom, bathroom, allocated car parking space, communal generous sized store with bike rack, communal grounds and nearby children's play park, pleasing aspect to rear, towards neighbouring properties, upvc double glazing, gas fired central heating. Viewing is recommended.

Secure communal entrance system gives access to communal hallway.

Stairs then rise to first floor communal landing. Door then gives access to:

Reception hallway

Having wall mounted telephone intercom system, upvc double glazed window, radiator, storage cupboard with wall mounted electric consumer unit.

Door from reception hallway gives access to:

Modern open plan kitchen/diner/lounge

18'8 x 11'9
The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated stainless steel finished oven, four ring stainless steel gas hob and stainless steel cooker canopy over, cupboard housing Potterton gas fired central heating boiler, free standing washing machine, space for upright fridge/freezer, fitted worktops with stainless steel sink drainer unit with mixer tap over, upvc double glazed window, vinyl wood effect floor covering.

The lounge/dining area comprises: upvc double glazed window, radiator.

Doors from reception hallway gives access to: Double bedroom and bathroom

Bedroom

15'6 max x 10'0 excluding door recess
Having two upvc double glazed windows, radiator.

Bathroom

Having a three piece modern white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, radiator.

Outside

There is one allocated car parking space, a generous sized communal store with bike rack, well maintained communal grounds and nearby children's play park

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 B

Tenure

We are advised that the property is LEASEHOLD. Length of lease remaining: 115 years from 2022
Current service charge: £946.29 (payable every 6 months)
Ground rent charge: £100.00 PA
Ground rent review and price include: TBC via solicitors

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 plus) A		
(81-91) B	80	80
(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	

FLOORPLANS

