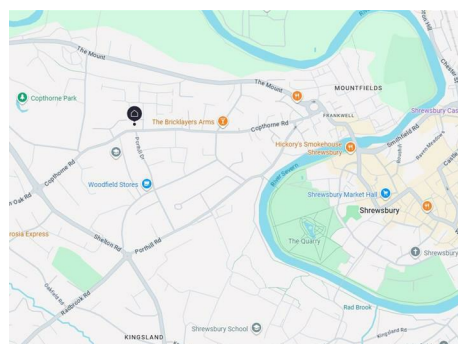
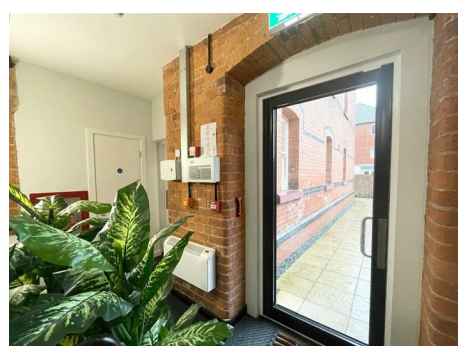
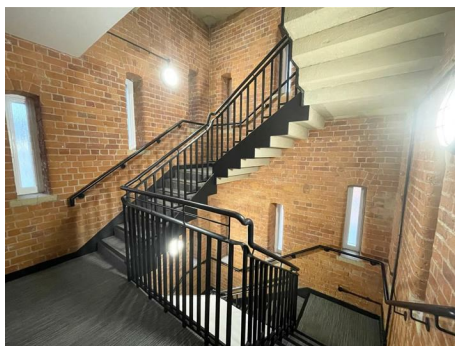
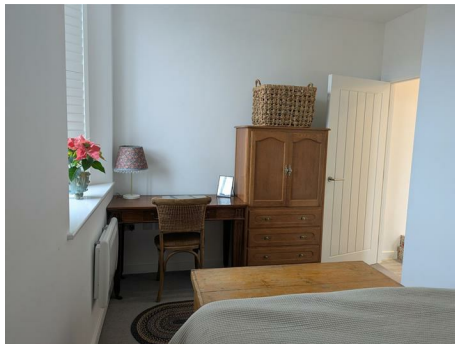
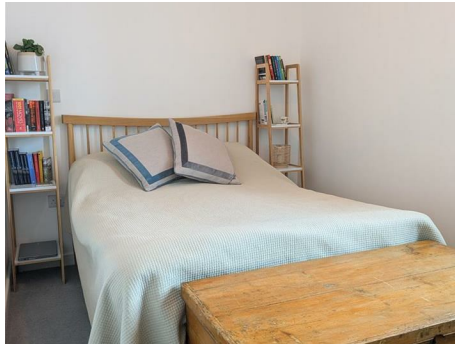




5 Moore Drive, Copthorne, Shrewsbury, Shropshire, SY3
8FF

www.hbshrop.co.uk



Offers In The Region Of £215,000

Viewing: strictly by appointment
through the agent



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.

Nestled within the historic heart of the former Copthorne Barracks on Copthorne Road, this beautifully presented two double bedroom first-floor apartment offers a thoughtfully designed, contemporary layout with high-quality finishes throughout.

Forming part of an exclusive gated development, the property enjoys a desirable position within easy walking distance of Shrewsbury town centre, the picturesque Quarry Park and Dingle gardens, as well as tranquil riverside walks along the Severn. A wide range of local amenities, including shops, cafés, bars and the theatre, are all close at hand, along with the nearby hospital.

The apartment itself benefits from impressive high ceilings, enhancing the sense of space and light, and is one of just nine apartments within the block, adding to its exclusivity and appeal.

Early viewing is highly recommended by the agent to fully appreciate the setting, specification, and convenience of this superb home.

The accommodation briefly comprises

Secure communal entrance hallway, communal first floor landing, modern open plan kitchen/diner/lounge with range of built-in appliances, inner hallway, two double bedrooms, attractive shower room, electric heating, two allocated car parking spaces (one having an electric car charging point) within a secure gated communal residents car park, communal grounds, sought after residential location and viewing is highly recommended.

The accommodation in greater detail comprises

Secure communal entrance door gives access to:

Communal hallway

Stairs then rise to:

Communal first floor

Door then gives access to:

Modern and spacious open plan kitchen/diner/lounge

17'0 max x 13'1 max

The kitchen diner area comprises: Attractive eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, washer/dryer, dishwasher, oven, four ring ceramic hob with stainless steel cooker canopy over, fitted stone style worktops with inset stainless steel sink drainer unit with mixer tap over, under unit lighting, wood effect flooring, wall mounted intercom system, heating control panel and recess spotlights to ceiling. The lounge area comprises: Wall mounted electric heater, UPVC double glazed sash window with fitted shutters, TV aerial point, wood effect flooring and recess spotlights to ceiling. From lounge/diner/kitchen access is given to:

Inner hallway

Having wall mounted electric heater, wood effect flooring, cupboard housing air circulation unit and tank. From inner hallway doors give access to two bedrooms.

Bedroom one

13'2 x 7'7

Having UPVC double glazed sash window to side, fitted shutters and wall mounted electric heater.

Bedroom two

10'3 x 9'3 max into recess

Having two UPVC double glazed sash windows with fitted shutters and wall mounted electric heater.

From lounge/diner/kitchen door gives access to:

Shower room

Having a modern suite comprising: Walk-in tiled shower cubicle, pedestal wash hand basin, wc with hidden cistern, heated chrome style towel rail, tiled floor, tiled to walls and recess spotlights to ceiling.

Outside

The apartment block is accessed via electrically operated gates. Entry leads to a residents' car park, where the property benefits from two allocated parking spaces, one of which includes a dedicated electric vehicle charging point.

The development also features low-maintenance communal grounds, a secure lockable bike store, and both pedestrian and vehicle gates equipped with keypad, video, and intercom access systems.

NHBC warranty

The vendor advises Holland Broadbridge that approximately 8 years remain on the warranty. While the building's external structure dates from the early 1900s, the interior has been comprehensively refurbished.

Services

Mains water, electricity and drainage 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 but this has not been verified and confirmation will be forthcoming from the

vendor's solicitors during pre-contract enquiries.

Length of lease remaining - 997 years

Service charge - £2,000 (approximately)

Ground rent - The vendor informs us there is a peppercorn ground rent charge

Ground rent review date and price increase - TBC

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

