Barbers

Helping *you* move



15 St Johns Park, Whitchurch, SY13 1UN

Offers in the region of

£52,000

A well-presented one-bedroom upper ground floor retirement apartment for residents aged 55 and over, close to the town centre, offering lift access, a house manager, communal facilities and well-kept gardens, with light open-plan living, a functional kitchen, generous bedroom storage and a modern shower room.

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Overview

- Upper ground floor retirement apartment
- One spacious bedroom
- Walking distance to the town centre and local amenities
- Avaliable to over 55s
- Open plan bright lounge/dining room
- Functional Kitchen
- Plenty of built in storage
- Modern shower room
- Intercom system,lift to all floors and a house manager
- EPC C ,Council tax band A



A well-presented one-bedroom upper ground floor retirement apartment, available to residents aged 55 and over and ideally positioned within walking distance of the town centre and local amenities. The development offers a range of on-site facilities including a lift to all floors, a house manager, communal lounge and a shared laundry room. The apartment itself features a light and welcoming open-plan lounge/diner with two windows that allow plenty of natural light to flood the space, along with an electric fireplace, leading through to a functional fitted kitchen. The bedroom provides generous wardrobe space together with built-in vanity storage, and there is a modern shower room. A useful storage cupboard sits off the hallway. Externally, residents can enjoy the well-maintained communal gardens.

LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



TENURE
We are advised that the property is Leasehold on a 120 year lease starting June 1993 with 87 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion

SERVICES
We are advised that mains electricity, water and drainage are available. Heating via electric storage heaters. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

SERVICE CHARGE/GROUND RENT
We are advised the service charge is currently £3,405.28 per annum. Ground rent is currently £712.06 per annum. We are advised that water rates, maintenance of buildings and window cleaning, building insurance, use of laundry are included in the Service Charge. This will be confirmed by solicitors during pre contract enquiries.









VIEWING
By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS
St John's Park is found off St John's Street which can be approached from Brownlow Street by the Smithfield Shopping Centre and St John's Church. There is also a pedestrian gate on to Green End.

LOCAL AUTHORITY
Council Tax Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

PROPERTY INFORMATION
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE
EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE
For Sale by Private Treaty.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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FIRST FLOOR

APPROX. 50.4 SQ. METRES (542.7 SQ. FEET)



TOTAL AREA: APPROX. 50.4 SQ. METRES (542.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE/DINER
17' 9" x 10' 6" (5.41m x 3.2m)

KITCHEN
6' 9" x 5' 5" (2.06m x 1.65m)

BEDROOM
14' 4" x 11' 8" (4.37m x 3.56m)

BATHROOM
6' 6" x 5' 5" (1.98m x 1.65m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.