



Helping *you* move



Apartment 3, Styche Hall, Styche, Market Drayton, Shropshire, TF9 3RB

A Wonderfully Spacious Three Bedroom Second Floor Apartment - Set
Within a Beautiful Grade II Listed Former Stately Home in Stunning Rural
Location - OFFERED WITH NO UPWARD CHAIN!

Offers in Region Of
£249,950

Overview

- Spacious Second Floor Apartment
- In Grade II Listed Former Stately Home
- Offered With No Upward Chain
- Boasting 9 Acre Communal Grounds
- Sympathetically Refurbished Throughout
- Large Dining Kitchen
- Luxurious Bath/Shower Room
- Three Double Bedrooms
- Master En-Suite (Subject to Consents)
- Stunning Open Countryside Views
- Allocated Parking



A Unique Opportunity to own a fabulously spacious second floor apartment within a beautiful Georgian former stately home which was built for the parents of Sir Robert Clive of India and designed by Sir William Chambers and is of particular historic interest. This Grade II listed Georgian property is in an elevated position providing far reaching views of the Shropshire Countryside which can be seen from every room. In addition it boasts 9 acres of communal grounds but and can have the additional benefit of its own 1/4 acre garden plot which can be available under licence and subject to a nominal fee. The apartment has been recently very tastefully updated and boasts a stunning dining kitchen with built-in appliances and quartz worktops and a luxurious bathroom with a freestanding bath. The current owner has also ensured that there are many beautiful character style features such as hardwood sash windows, ceiling cornicing, refurbished wooden shutters and panelled doors which are true to the period of the building. As you enter the main property entrance via the communal staircase and landing area you will be greeted into the entrance hallway which provides access to bedrooms two and three which are both doubles and the fabulous main bathroom which also has a large walk-in shower cubicle. Continuing onward from the superbly generous dining kitchen through a side hall is a long inner hallway with a useful built in cloaks cupboard and leads on into the wonderfully spacious lounge which showcases a large bay window area, where again the spectacular far reaching views can be enjoyed. Last but no means least is the double aspect master bedroom which has a room off which is ample enough to provide a perfect en-suite shower room which is due to be completed subject to necessary consents.

ACCOMMODATION

RECEPTION HALLWAY

13' 11 max" x 3' 9" (4.24m x 1.14m)

DINING KITCHEN

21' 10" x 16' 6 max" (6.65m x 5.03m)

BEDROOM THREE

17' 2" x 8' 11 max" (5.23m x 2.72m)

BEDROOM TWO

11' 10" x 10' 10" (3.61m x 3.3m)

MAIN BATHROOM

10' 8" x 7' 5" (3.25m x 2.26m)

LOUNGE/DINING ROOM

23' 7 max" x 20' 10" (7.19m x 6.35m)

MASTER BEDROOM

17' 9" x 11' 4" (5.41m x 3.45m)

EN-SUITE

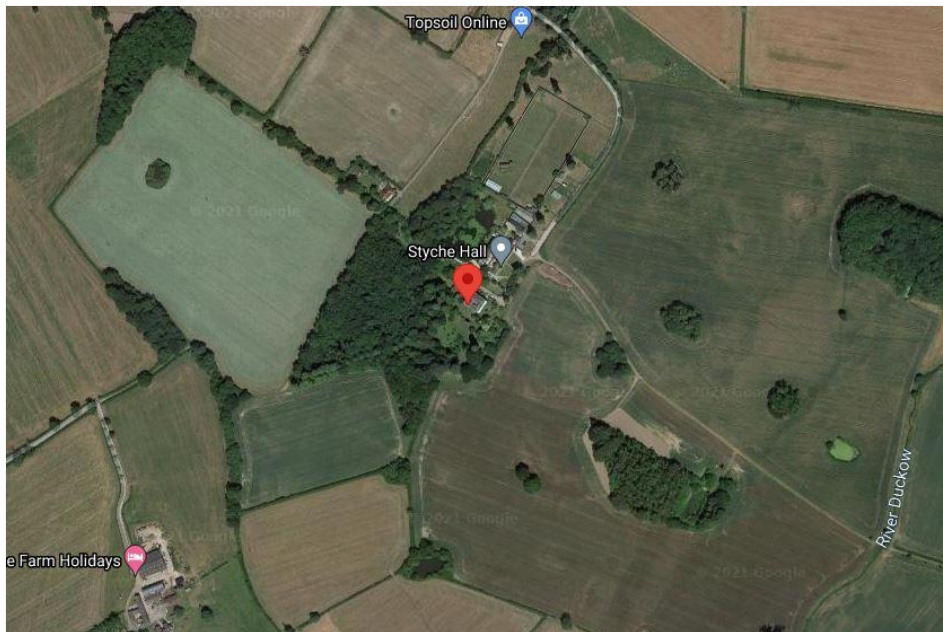
11' 5" x 3' 0" (3.48m x 0.91m)



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LOCATION

Styche is located approximately 3.7 miles from Market Drayton which offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Market Drayton.



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Directions

Leave Market Drayton on Adderley Road and take the first exit from the roundabout onto the A53. Turn right sign posted Longslow proceed through the village of Longslow and then turn left signposted Styche. Take the first turning left after Styche Hall farm on a private un-adopted road which leads to the property.

FLOOR PLAN TO FOLLOW

SERVICES

We are advised that mains electric and water are available with electric storage heaters and septic tank drainage. 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.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. Lease Length Remaining - 962 Years.

SERVICE CHARGE INFORMATION

Annual Current Service Charges - £3,144 which is paid on 12 monthly payments of £262, 00

Ground Rent and buildings insurance is included in the Monthly Service Charge.

Please note that the service charge includes a substantial percentage which goes towards a reserve fund. The current balance of the reserve fund is approximately £34,000.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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 buy, please contact us before viewing the property.