



Helping *you* move



21 Brookes Court, Whitchurch, SY13 1GA

Offers in the Region of

£165,000

Offered for sale with NO UPWARD CHAIN. This modern and very spacious two bedroom second floor apartment is situated on a popular retirement development within walking distance of Whitchurch town centre. VIEWING RECOMMENDED.

21 Brookes Court, Mill Street, Whitchurch, SY13 1GA

Overview

- Modern Second Floor Retirement Apartment
- Two Bedrooms
- Close to Town Centre
- No Upward Chain
- Lounge/Diner
- Kitchen
- Master En Suite
- Bathroom
- House Manager on Site
- Lifts to all floors



“Offered for sale with no upward chain, this modern two bedroom second floor apartment is situated on a contemporary and very popular retirement development constructed by McCarthy & Stone. It is conveniently located within a stones throw of Whitchurch town centre and has the benefit of a house manager on site, lifts to all floors, residents lounge and kitchen, guest suite for family and friends, communal landscaped gardens, fully equipped laundry/refuse room, mobility scooter parking and charging point, security door entry systems, allocated parking and 24 hour emergency call system. This spacious apartment provides generous accommodation comprising Entrance Hall, Lounge/Diner with French doors opening onto a Juliet balcony, well equipped Kitchen with integrated appliances, Two Bedrooms, Master En Suite Shower Room and Bathroom.”

Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1st January 2012 with 115 years remaining. Vacant possession upon completion.

SERVICE CHARGE/GROUND RENT

We are advised that there is a Service Charge of currently £308.13 per month which covers the cost of all external maintenance, gardening/landscaping, external window cleaning, buildings insurance, water and sewerage costs, 24hr emergency system and house manager. Ground Rent currently £495 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

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



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

SERVICES

We are advised that mains water, drainage, and electricity are available. Electric heating. 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.

HOW TO FIND THE PROPERTY

Travel from our office directly up the High Street, at the mini roundabout turn left, at the next mini roundabout left again into Castle Hill, continue to the bottom of Castle Hill and then take the 2nd exit. Brookes Court can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available upon request

AML REGULATIONS

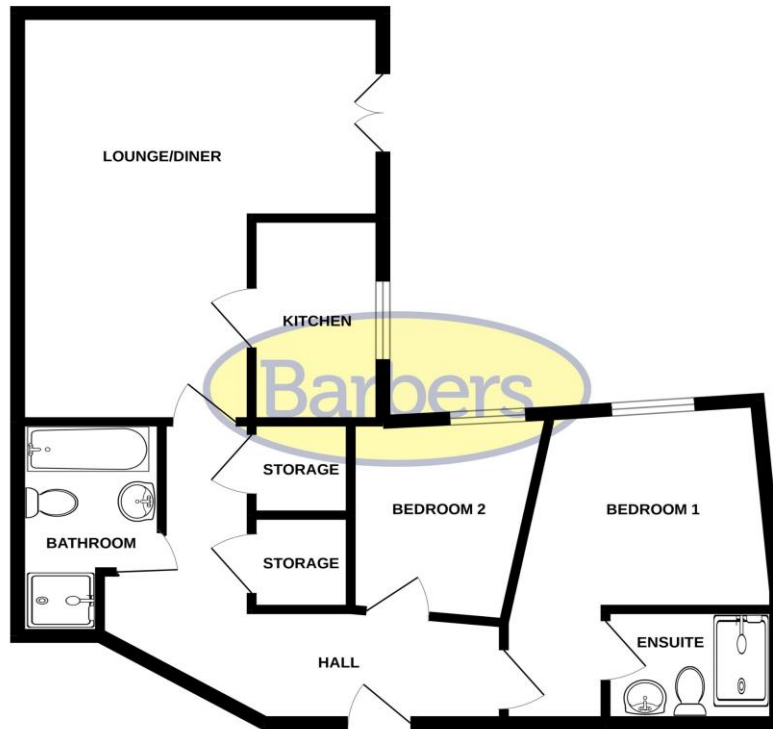
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

METHOD OF SALE

For Sale by Private Treaty.

WH31014 100522080622

GROUND FLOOR



LOUNGE

17' 4" x 14' 6" (5.28m x 4.42m) max

KITCHEN

8' 8" x 5' 9" (2.64m x 1.75m)

BEDROOM ONE

15' 6" x 14' 5" (4.72m x 4.39m) max

EN SUITE

7' 5" x 5' 7" (2.26m x 1.7m)

BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.87m) max

BATHROOM

10' 3" x 6' 8" (3.12m x 2.03m) max

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

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



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.