



Helping *you* move



9 Earl Edwin Mews, Whitchurch, SY13 1DT

Offered for sale with NO UPWARD CHAIN- A modern second floor apartment conveniently located within easy walking distance of the town centre and with an allocated parking space.

Offers Over
£95,000

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Overview

- Modern Second Floor Apartment
- Convenient for Town Centre
- Two Bedrooms
- Open Plan Lounge/Kitchen/Dining
- Allocated Parking Space
- Electric Gated Entrance
- Gas Central Heating
- Double Glazing
- No Upward Chain



“This modern two bedroom second floor apartment is conveniently situated close to the town centre and local amenities. The accommodation has gas central heating and double glazing and comprises Entrance Hall, spacious open plan Lounge/Dining Room/Kitchen, Two Bedrooms and modern Shower Room. Externally, the development is approached through electric gates and there is an allocated parking space. This property is offered for sale with no upward chain and is ideal for first time buyers or buy to let investors.”

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. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. 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 on a 999 year lease starting in 2005. Lease length remaining 983 years. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

MANAGEMENT COMPANY

We are advised that there is a management company and the expected service charge is currently £1400 per annum and the ground rent is currently £265 per annum, this will be confirmed by the Vendors Solicitor during the 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



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, gas and electricity are available. 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.

ENERGY PERFORMANCE

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

DIRECTIONS

Earl Edwin Mews is situated in the town centre and will be found off Dodington approached through secure gated entrance

METHOD OF SALE

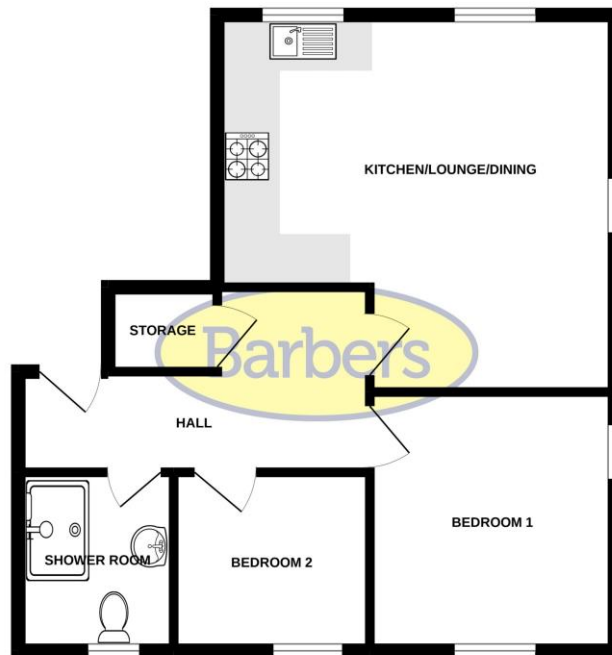
For Sale by Private Treaty.

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.

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GROUND FLOOR



LOUNGE/KITCHEN/DINING

16' 2" x 15' 0" (4.93m x 4.57m) max

BEDROOM ONE

10' 6" x 8' 5" (3.2m x 2.57m)

BEDROOM TWO

7' 5" x 7' 0" (2.26m x 2.13m)

SHOWER ROOM

6' 7" x 6' 6" (2.01m x 1.98m)

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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Barbers

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.