



Helping *you* move



## 8 St Johns Park, Whitchurch, SY13 1UN

Offered for sale with NO UPWARD CHAIN, this two bedroom ground floor apartment is situated on a popular complex designed for the over 55's and is within easy walking distance of the town centre and local amenities.

Offers in the Region of  
**£67,000**

# 8 St Johns Park, Whitchurch, SY13 1UN

## Overview

- Ground Floor Apartment
- Two Bedrooms
- Available to Over 55's
- No Upward Chain
- Convenient for Town Centre
- Lounge, Kitchen
- Shower Room
- On Site Parking Available
- Communal Gardens
- Council Tax Band A
- EPC TBC, Leasehold



## 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, four 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.

## Brief Description

This two bedroom ground floor apartment is conveniently located within easy walking distance of the town centre and is situated on a popular development available to the over 55's age group. The accommodation comprises Entrance Hall, Lounge, Kitchen, Two Bedrooms and Shower Room. There is on site parking available along with well maintained communal gardens. The development has lifts to all floors, Laundry Room, Communal Lounge and an Intercom Entry system. There is a Guest Suite on the complex where friends or relatives can stay overnight should they wish and there is also a 'House Manager' on site.



#### TENURE

We are advised that the property is Leasehold and the Lease term being 120 years starting from 24 June 1993 with 91 years remaining. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band A. Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICE CHARGE/GROUND RENT

We are advised the service charge is currently £2933.08 per annum - £1466.54 payable 1st March and 1st September. Ground rent is currently £455.88 per annum - £227.94 payable 1st March and 1st September. 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 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### SERVICES

We are advised that mains water, drainage, gas 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.

#### 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.

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

#### METHOD OF SALE

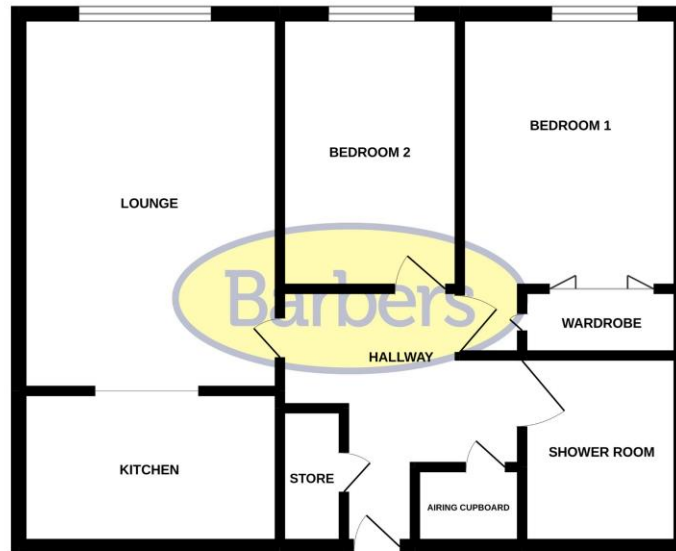
For Sale by Private Treaty.

#### 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreX 62022

**LOUNGE**

15' 3" x 10' 3" (4.65m x 3.12m)

**KITCHEN**

10' 4" x 5' 4" (3.15m x 1.63m)

**BEDROOM ONE**

14' 3" x 8' 4" (4.34m x 2.54m)

**BEDROOM TWO**

11' 0" x 6' 8" (3.35m x 2.03m)

**SHOWER ROOM**

7' 1" x 5' 5" (2.16m 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.