



Helping *you* move



## 19 Brookes Court, Whitchurch, SY13 1GA

A modern and very well presented one bedroom, first floor retirement apartment situated on a popular complex within easy walking distance of the town centre and local amenities.

Offers in the Region of  
**£120,000**

# 19 Brookes Court, Whitchurch, SY13 1GA

## Overview

- First Floor Retirement Apartment
- One Bedroom
- Convenient for Town Centre
- Very Well Presented
- Lounge/Diner
- Shower Room
- Dressing Room
- Lifts to All Floors
- House Manager On Site
- Communal Gardens
- EPC B
- Council Tax Band B
- 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, 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.

## Brief Description

This modern one bedroom first floor apartment is situated on Brookes Court, a contemporary and very popular retirement development constructed by McCarthy & Stone and is within easy walking distance of the town centre and local amenities. The very well presented accommodation comprises Entrance Hall, Lounge with French doors opening onto a juliet balcony, Kitchen with integrated appliances, Bedroom with separate Dressing Area and there is also a modern Shower Room. The complex 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 and 24 hour emergency call system.



#### 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 £205.42 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 solicitors during Pre-Contract enquiries. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

#### LOCAL AUTHORITY

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



#### SERVICES

We are advised that mains electricity, water and drainage 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.

#### 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.

#### VIEWING

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

#### DIRECTIONS

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.

#### METHOD OF SALE

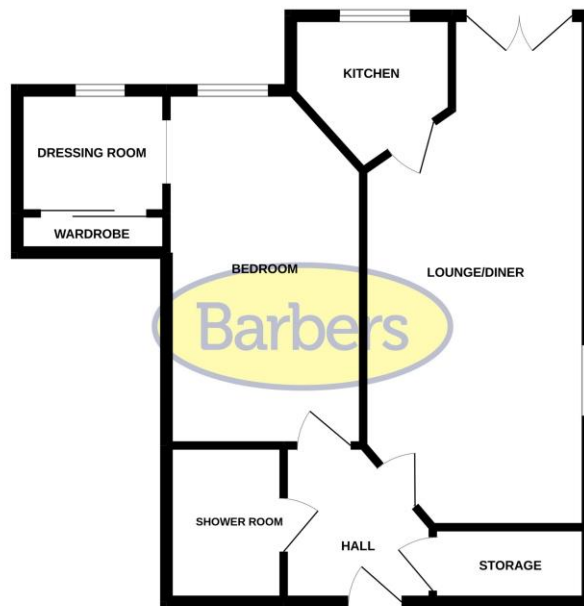
For Sale by Private Treaty.

#### 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 floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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**LOUNGE**

23' 6" x 10' 6" (7.16m x 3.2m)

**KITCHEN**

8' 9" x 7' 6" (2.67m x 2.29m) max

**BEDROOM**

15' 6" x 9' 1" (4.72m x 2.77m)

**DRESSING ROOM**

7' 0" x 5' 9" (2.13m x 1.75m)

**SHOWER ROOM**

6' 9" x 5' 6" (2.06m x 1.68m)

## 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.