



Helping *you* move



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

Offers in the Region of

£155,000

A fabulous two bedroom penthouse apartment, set in a lovely corner position on Brookes Court, a contemporary retirement development constructed by McCarthy Stone and within a stone's throw of the town centre and local amenities.

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Overview

- Penthouse Retirement Apartment
- Two Double Bedrooms
- Close to Town Centre
- Lounge/Diner
- Kitchen, Bathroom
- Lifts to All Floors
- House Manager On Site
- Communal Gardens
- No Upward Chain
- EPC TBC
- Council Tax Band C



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. 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

A fabulous two bedroom penthouse apartment situated on Brookes Court, a contemporary retirement development constructed by McCarthy Stone and within a stone's throw of the town centre and local amenities. Set in a lovely corner position, the good size accommodation comprises Entrance Hall, Lounge with large bay window, Kitchen with integrated appliances, Two Bedrooms and Bathroom. Brookes Court 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 114 years remaining. Vacant possession upon completion.

SERVICE CHARGE/GROUND RENT

We are advised that there is a Service Charge of currently £352.08 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 is 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



SERVICES

We are advised that mains water, drainage 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: 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.

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

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.

WH32014 2004180723

FLOOR PLAN TO BE INSERTED HERE

LOUNGE/DINING

16' 9" x 11' 1" (5.11m x 3.38m) excluding bay window

KITCHEN

11' 1" x 5' 4" (3.38m x 1.63m)

BEDROOM ONE

16' 5" x 11' 7" (5m x 3.53m)

BEDROOM TWO

15' 0" x 8' 5" (4.57m x 2.57m) max

BATHROOM

8' 4" x 7' 9" (2.54m x 2.36m)

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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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.