



Helping *you* move



3 Heatley Court, Deermoss Lane, Whitchurch, SY13 1AE

Asking Price

£110,000

NO UPWARD CHAIN. A two bedroom ground floor apartment with allocated parking space, offered for sale with a sitting tenant, providing an immediate rental income for a new owner.

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Overview

- Ground Floor Apartment
- Two Bedroom
- With Sitting Tenant- Perfect for Buy to Let Investors
- Generous Lounge/Diner
- Kitchen, Bathroom
- Electric Gated Entrance
- Convenient for Town Centre
- Allocated Parking Space
- No Upward Chain
- EPC C
- Council Tax Band A



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

Offered for sale with a sitting tenant, providing an immediate rental income for a new owner, this good size two bedroom ground floor apartment is situated in a prime location close to the town centre and the nearby train station is just a ten minute walk away. Upon entry, a welcoming hallway leads you into a spacious Lounge/Diner with French doors onto a Juliet balcony, providing plenty of natural light. There is a well equipped Kitchen along with Two Bedrooms and a stylish Bathroom with modern suite. For added convenience, the property includes an allocated parking space within a secure gated entrance, providing peace of mind for vehicle owners.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Leasehold. Lease length 125 years starting from 1/9/2002, lease length remaining 103 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

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk/>

VIEWING

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



SERVICE CHARGE/GROUND RENT

The service charge is currently £182.43 per month and the ground rent is currently £288.87 per annum. This will be confirmed by the Vendors Solicitor during the pre-contract Enquiries.

DIRECTIONS

Continue straight over at traffic lights onto Brownlow Street, turn left into Deermoss Lane, the gated entrance to the rear of Heatley Court can be located half way down 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

EPC C. 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.

AGENTS NOTE

Please note the photographs were taken prior to the current tenant moving in.

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LOUNGE/DINING ROOM
17' 9" x 13' 9" (5.41m x 4.19m) max

KITCHEN
9' 6" x 6' 6" (2.9m x 1.98m)

BEDROOM ONE
15' 0" x 9' 6" (4.57m x 2.9m)

BEDROOM TWO
8' 3" x 7' 7" (2.51m x 2.31m)

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.