



Helping *you* move



## 11 The Brampton, Market Drayton, TF9 1EJ

**\*\*Ideal Investment Opportunity\*\*** This smart One Bedroom First Floor Apartment has a Lounge with Juliet Balcony and a separate Kitchen, allocated Parking and a Communal Garden - with the added benefit of being offered to the market with No Upward Chain. Offered to **Investors Only** with a sitting Tenant.

Offers In Region Of  
**£81,000**



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## Overview

- A Light and Spacious One Bedroom First Floor Apartment
- No Upward Chain
- **\*\*For Investors Only\*\***, with Sitting Tenant
- Entrance Hall with Stairs to First Floor Landing
- Lounge with Juliet Balcony, Kitchen
- Double Bedroom, Bathroom
- Allocated Parking, Communal Gardens
- Council Tax Band - A
- EPC Rating - C



## Brief Description

The independent front door opens to the stairs that lead up to the central landing off which the accommodation is accessed. The Kitchen has modern Shaker-style units with integrated single oven, electric hob and extractor fan over, with space for a tall fridge freezer and plumbing for your washing machine. The Lounge is a lovely light and spacious room with a Juliet balcony overlooking the communal Gardens, and the Bedroom is a generous double room. Completing the accommodation is the Bathroom which has a shower over the bathtub, and an airing cupboard housing the hot water tank.

Externally, there's a large, shared Parking area to the front, with one directly in front of the front door allocated to this apartment plus a number of visitor spaces. Running the full length of the rear of the building is a nicely maintained Communal Garden with benches set along the path that's flanked by mature shrubs and trees.

## Location

The apartment is within walking distance of Market Drayton town centre - a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.





# Your **Local** Property Experts

01630 653641



## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electricity, water and drainage are available with electric wall heaters. 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/>

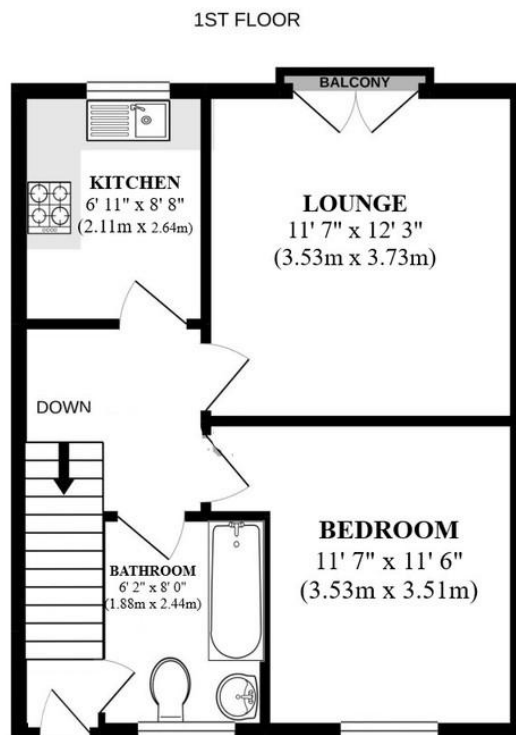


**DIRECTIONS:** From our office on Maer Lane, turn right and then left on Smithfield Road. After approximately 300 yards turn left on The Brampton and the apartment is in the block at the end of this short cul-de-sac and can be identified by our For Sale sign,

**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.

**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.





**Barbers**

**Floor Plan - Not to Scale**  
Please use as a guideline only

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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**

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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.