



## 35 Brookes Court, Mill Street, Whitchurch, SY13 1GA

Offers in the Region of

**£160,000**

This spacious two-bedroom penthouse apartment in a McCarthy & Stone development for over 60s features a bright lounge/diner with a large window and electric fireplace, an adjoining kitchen, two generously sized bedrooms, an accessible shower room, a separate storage room, and access to a vibrant communal lounge offering regular activities and social opportunities.

# 35 Brookes Court, Mill Street, Whitchurch, SY13 1GA

## Overview

- **Modern Penthouse Retirement Apartment**
- **Two Spacious Bedrooms**
- **Large Lounge/Dining Room**
- **Accessible Shower Room**
- **Near To Town Centre**
- **Lift To All Floors**
- **House Manager On Site**
- **Communal Gardens**
- **EPC C, Leasehold**
- **Council Tax Band C**



This spacious two-bedroom penthouse apartment is located within a McCarthy & Stone development, designed exclusively for independent living for those aged 60 and over. The property offers a comfortable and secure environment, ideal for those seeking a relaxed lifestyle with access to a welcoming community. The apartment features a large lounge and dining area, which benefits from a generous window that allows plenty of natural light to fill the space. An electric fireplace adds warmth and character to the room. The kitchen is conveniently attached to the lounge/diner and is well-equipped for everyday living. There are two good-sized bedrooms, providing ample space for residents and guests. One of the bedrooms includes built-in wardrobes, offering practical storage solutions. The shower room is accessible and thoughtfully designed for ease of use, and there is an additional storage room for added convenience. Residents also have access to a shared communal lounge, where regular activities and social events take place. This space fosters a strong sense of community and provides opportunities to connect with neighbours in a friendly and supportive setting. This apartment combines independence with peace of mind, making it an excellent choice for those looking to enjoy their retirement in comfort.

### Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



**TENURE**

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1st January 2012 with 113 years remaining. Vacant possession upon completion.

**LOCAL AUTHORITY**

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

**GROUND RENT/SERVICE CHARGE**

We are advised that there is a Service Charge of currently £413.13 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.

**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](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.

**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**

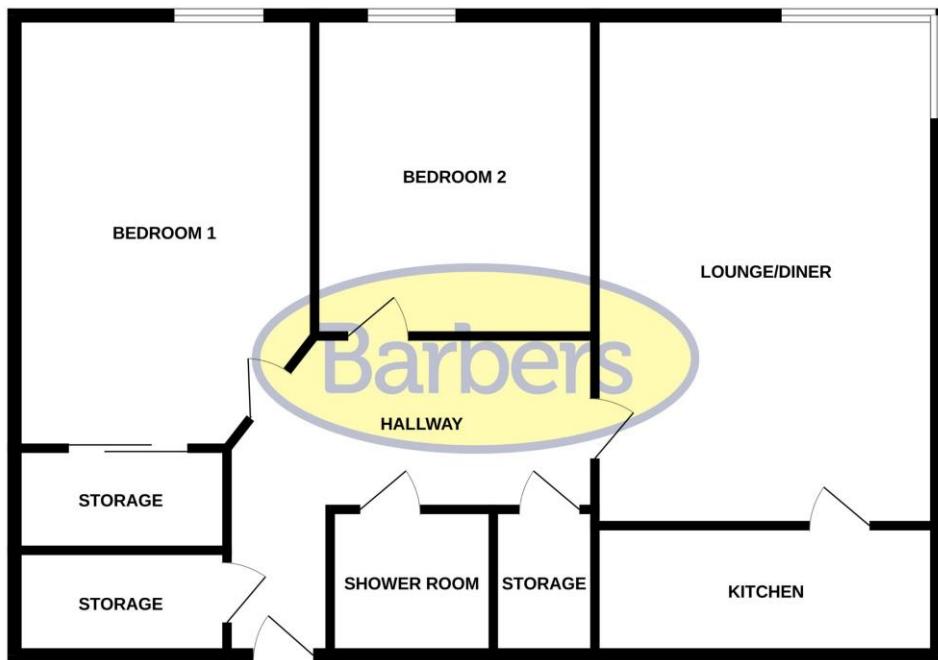
For Sale by Private Treaty.

**AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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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. Prospective purchasers should be aware that dimensions 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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**LOUNGE/DINING ROOM**

21' 3" x 14' 5" (6.48m x 4.39m)

**KITCHEN**

13' 5" x 5' 5" (4.09m x 1.65m)

**SHOWER ROOM**

6' 8" x 5' 2" (2.03m x 1.57m)(max)

**BEDROOM ONE**

15' 9" x 12' 1" (4.8m x 3.68m)(max)

**BEDROOM TWO**

13' x 12' 1" (3.96m x 3.68m)(min)

**STORAGE**

4' 8" x 4' 3" (1.42m x 1.3m)

**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.