



Helping *you* move



**10 Heatley Court, Deermoss Lane, Whitchurch, SY13 1AE**

Offers in the Region of

**£110,000**

Offered for sale with NO UPWARD CHAIN, this spacious two bedroom ground floor apartment is conveniently situated within a stone's throw of Whitchurch town centre and benefits from upgraded electric heating and an allocated parking space.

# 10 Heatley Court, Deermoss Lane, Whitchurch, SY13 1AE

## Overview

- Spacious Ground Floor Apartment
- Two Bedrooms
- Generous Lounge/Diner
- Kitchen with integrated appliances
- Bathroom
- Allocated parking space
- Convenient for town centre
- No Upward Chain
- EPC tbc
- Council Tax Band A



This spacious two-bedroom ground floor apartment is offered to the market with no upward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Conveniently located within walking distance of Whitchurch town centre, the property enjoys easy access to a wide range of shops, cafés, and everyday amenities, while also being just a short stroll from Whitchurch railway station, providing excellent transport links. The accommodation comprises an entrance hall leading to a generous lounge/diner, featuring French doors opening onto a Juliet balcony, creating a bright and airy living space. The lounge flows seamlessly into the modern kitchen, which benefits from integrated appliances for added convenience. There are two well-proportioned bedrooms, both offering built-in storage, along with a bathroom completing the accommodation. The property has also benefited from upgraded electric heating, improving both efficiency and comfort throughout the apartment.

Externally, the apartment benefits from an allocated parking space, adding to the practicality of this well-located home.

## 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. Lease length 125 Years starting from 1/9/2002, lease length remaining 101 years. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### SERVICE CHARGE/GROUND RENT

We are advised that the service charge is currently £2100 per annum and the ground rent is currently £300 per annum. This will be confirmed by the Vendors Solicitor during the pre-contract Enquiries.

#### 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Continue straight over at the traffic lights onto Brownlow Street, turn left into Deermoss Lane and the gated entrance to 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

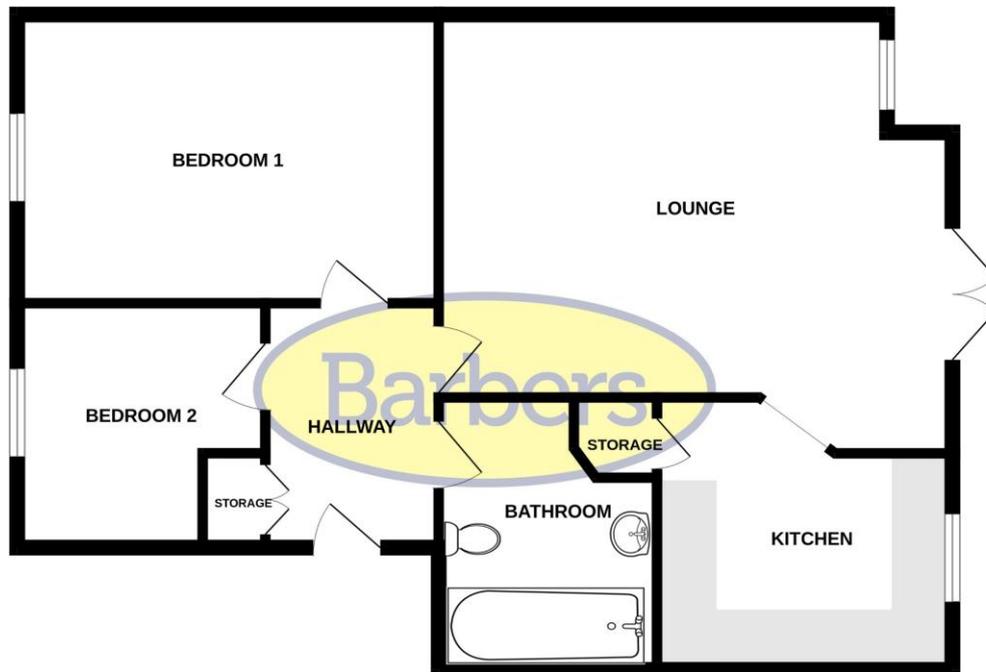
For Sale by Private Treaty.

#### 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) per buyer, 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, 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. 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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**LOUNGE/DINING**  
17' 9" x 16' 1" (5.41m x 4.9m)

**BEDROOM TWO**  
8' 1" x 7' 7" (2.46m x 2.31m)

**KITCHEN**  
9' 1" x 8' 5" (2.77m x 2.57m)

**BATHROOM**  
9' 1" x 5' 5" (2.77m x 1.65m)

**BEDROOM ONE**  
15' 2" x 9' 8" (4.62m x 2.95m)

## 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.