



Helping *you* move



## 7 Drayton Mill Court , Market Drayton, TF9 1EF

A light and spacious Loft-Style Two Bedroom Apartment in the heart of Market Drayton, with Parking for Two Cars and offered to the market with No Upward Chain

Offers In Region Of  
**£181,000**

## Overview

- Two Bedroom Loft-Style Apartment, No Upward Chain
- New Carpets Throughout
- Communal Entrance Hall with Stairs and Lift
- Hallway, Open Plan Kitchen/Dining/Living Room
- Two Bedrooms, one with En Suite, Bathroom
- Two Parking Spaces, Small Shared Balcony
- Council Tax Band – D
- EPC Rating - C



## Brief Description

With new carpets throughout, this nicely presented apartment has a central Hallway, an Open Plan Living/Dining/Kitchen which has feature beams, exposed brickwork, a floor to ceiling window and French doors out to the small, shared Balcony. The Kitchen area has a good range of units with an AEG oven, electric hob with extractor fan over, washing machine and space for your fridge freezer.

Returning to the Hallway and there are two Double Bedrooms, one with an En Suite Shower Room and built-in wardrobe, and a Bathroom. The apartment also benefits from electric Fischer radiators, Velux-style windows for added light, new carpets throughout and feature beams and exposed brick.

## Location

Set 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 water, drainage and electricity services with electric heating 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. There is an annual service charge of approximately £1800 per annum

**TENURE:** Leasehold with 979 years to run of a 999 lease



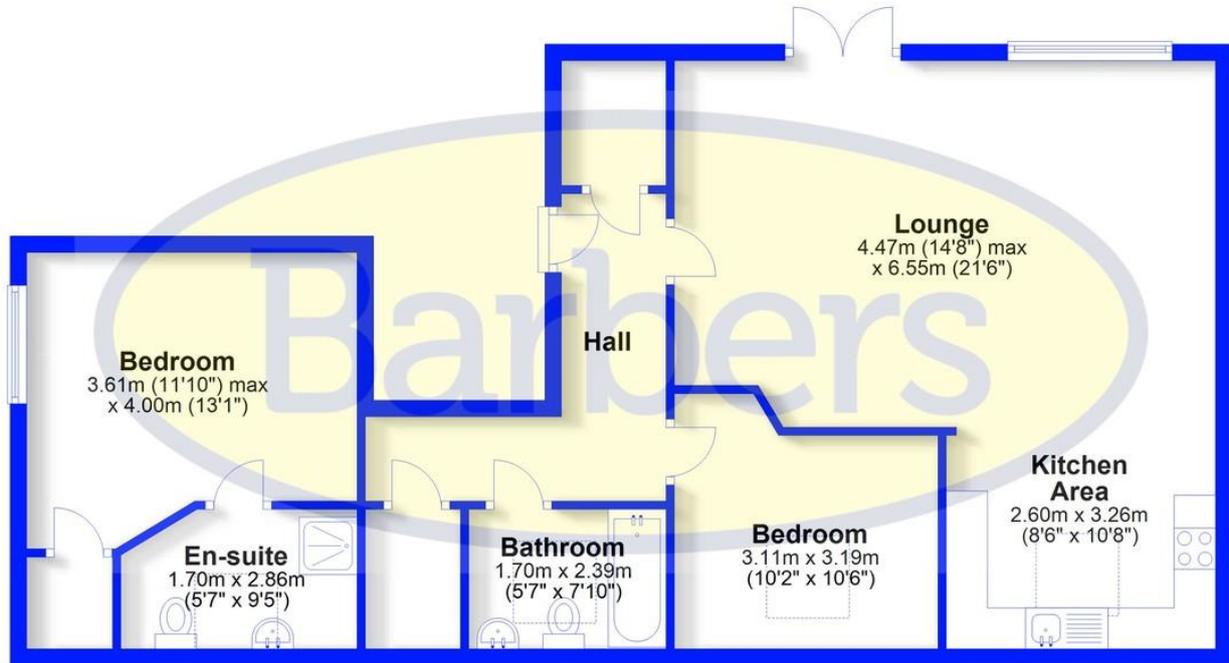
**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage and the property is on your right, Turn into the car park and the parking spaces for No 7 are to your left and are clearly numbered. The main entrance is under the balcony and press the buzzer for No 7 and we'll open the door for you. Take the lift to the third floor where the apartment is on your right.

**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.

## Ground Floor

Approx. 83.1 sq. metres (894.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



## 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

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.

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