



Ground Floor Apartment With NO ONWARD CHAIN

Refitted Kitchen & Shower Room

2 Bedrooms

Beautifully Presented Throughout

Open Plan Lounge/Diner/Kitchen

Allocated Parking & Visitor Parking

1 Rosemary Court, Rosemary Lane
Whitchurch SY13 1DL

Offers in the Region Of £135,000



If you are struggling to find a bungalow in Whitchurch (and at an affordable price), we may have the solution right here!

This immaculate ground floor apartment is offered with its own entrance and is set amidst neatly tended communal gardens, within a short distance of the town centre with its associated shops, schools, doctors, dentists, medical centre, cottage hospital, pubs, restaurants and leisure facilities.

Whitchurch even has its own railway station.

The apartment will appeal to a variety of people including retirees, first time buyers and professionals and offers all of the benefits of a true bungalow. Not only that, but the current owner has also recently spared no expense in refitting both the kitchen and shower room, meaning that there should be very little to do upon taking possession.

The property benefits from its own individual allocated car parking space plus visitor parking in the communal car park.

It has the great advantage of being offered with NO ONWARD CHAIN.

An internal inspection is most strongly recommended.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Entrance Hall 9' 10" x 3' 8" (2.99m x 1.12m)
and 8' 9" x 3' 8" (2.66m x 1.12m)

An irregular shaped room, laminate flooring, electric radiator, recessed ceiling spotlights and cupboard housing pressurised hot water cylinder.

Open Plan Lounge/Diner/Kitchen comprising: -

Lounge/Dining Area 15' 4" x 12' 7" (4.67m x 3.83m)

An irregular shaped room, recessed ceiling spotlights, slim line electric panel heater and electric wall mounted flicker flame fire. Leads to: -

Refitted Kitchen 9' 1" x 7' 11" (2.77m x 2.41m)

Stainless steel sink and drainer inset in worktops with cupboards, drawers and integral washing machine below, breakfast bar, 4 ring electric ceramic hob with glazed splashback and illuminated extractor hood above and having electric oven and grill below, wall cupboards and integral upright fridge and freezer.

Bedroom 1 13' 2" x 9' 1" (4.01m x 2.77m)

Full length range of fitted wardrobes, recessed ceiling spotlights and slim line electric panel heater.

Bedroom 2 13' 4" x 6' 9" (4.06m x 2.06m)

An irregular shaped room, recessed ceiling spotlights and electric skirting heater.

Refitted Shower Room 8' 9" x 5' 1" (2.66m x 1.55m)

Full width shower cubicle with mains mixer shower unit. Wash hand basin and WC inset in vanity unit with cupboards below, fully tiled walls, recessed ceiling spotlights, extractor fan, heated towel rail, laminate flooring and illuminated wall mirror over wash hand basin.

OUTSIDE

Communal carpark with allocated car parking space plus visitor parking.

Neatly tended communal lawned gardens with a variety of trees, plants, bushes and shrubs.

Services

Mains water, electricity and drainage.

Heating

Electric radiator, electric panel and skirting heaters and electric water heating.

Tenure

Leasehold. 125 years from 01/01/2002. Ground rent £267.42.

Service Charge

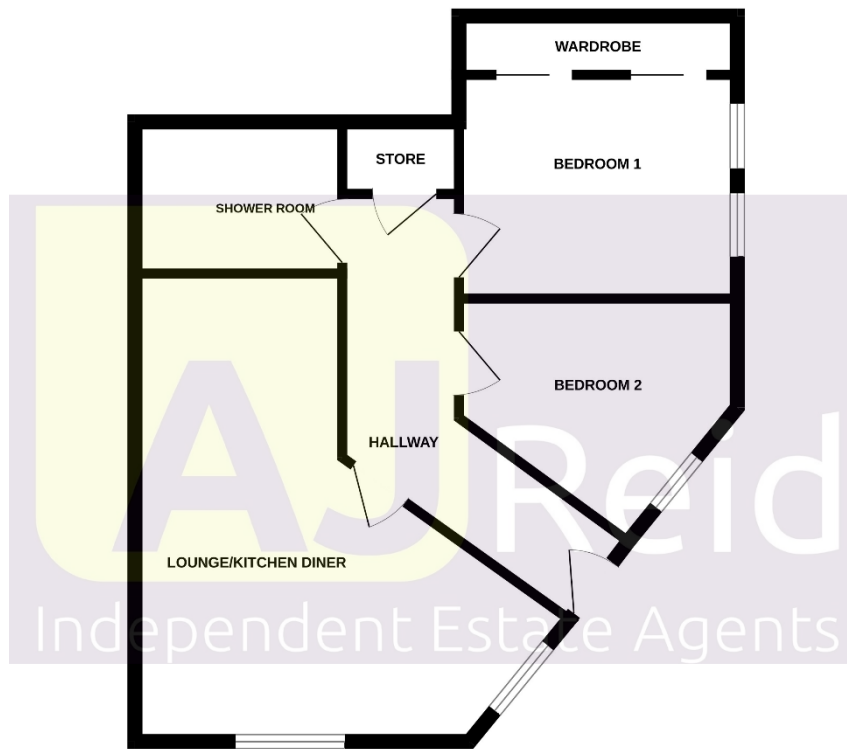
From January 2025 to December 2025 there is a monthly charge £136.44 to include maintenance of grounds, electricity, repairs & maintenance, plus buildings insurance and management fees.

Council Tax

Shropshire Council - tax band B.

Agents Note

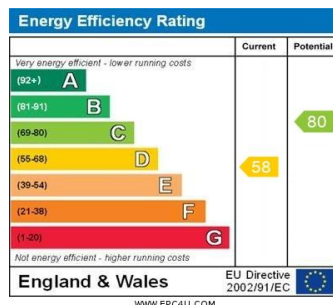
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions: From High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout into Castle Hill, which follows into Watergate Street and on to Dodington. Turn right into Rosemary Lane and the property is located on the right hand side. Immediately after Rosemary Court there is a turning on the right into Kingsway. Turn here and immediately right again into the car park.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.