



Helping *you* move



29 Chancery Court, Newport, TF10 7GA

A very smart First Floor Apartment offering views over the former Shropshire Union Canal and having spacious 2 Bedroom accommodation with a Main Bathroom plus an En-Suite, good sized Lounge opens to the well planned Kitchen. Externally there is allocated Secure Parking plus further Guest Parking.

Offers in the Region of
£150,000

29 Chancery Court, Newport, TF10 7GA

Overview

- Lovely First Floor Apartment
- 2 Bedrooms, Leasehold
- Well Planned Kitchen, Lounge
- Main Bedroom with En-Suite
- Bathroom
- Service Charge which is currently £1,379.19 per annum.
- Ground Rent which is currently £200 per annum.
- Secure Parking and Visitor Parking
- Walking Distance of Newport High Street
- Council Tax Band B
- EPC Rating – C



BRIEF DESCRIPTION

A stylish First-Floor Apartment boasting picturesque views of the former Shropshire Union Canal. This spacious residence features Two Bedrooms, including a Main Bathroom and En-Suite. The well-appointed Lounge seamlessly connects to a thoughtfully designed Kitchen.

Outside, there is allocated Secure Parking alongside additional Guest Parking facilities.

LOCATION

The property is just 0.3 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



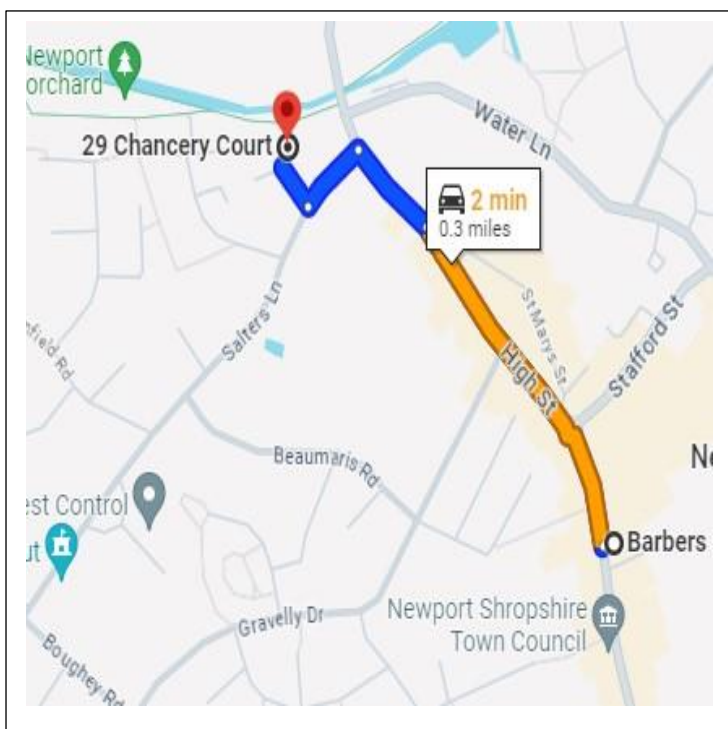
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains electricity, mains drainage and heating is via 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.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

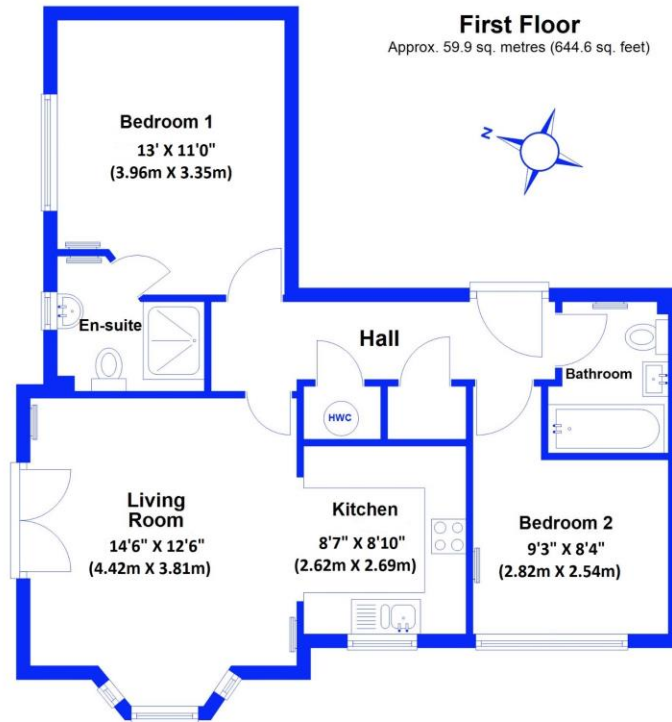


DIRECTIONS: From Newport High Street proceed down to Lower Bar, at the mini island turn left onto Salters lane where Chancery Court is the first turning right.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

SERVICE CHARGE: We confirm there is a service charge on the property which is currently £1,379.19 per annum.



Total area: approx. 59.9 sq. metres (644.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

29 Chancery Court, Newport



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: 01952 820 239

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Barbers

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.