



Helping *you* move



17 Butter Cross Court, Newport, TF10 7UD

A beautifully presented One Bedroom Ground Floor Apartment, which is well located for local amenities and transport links. Viewing highly recommended to fully appreciated the apartment and the Butter Cross Court Development.

Offers in the Region of
£162,000

17 Butter Cross Court, Newport, TF10 7UD

Overview

- Lovely Ground Floor One Bedroom Apartment
- Retirement Living, Suitable for Over 60's
- Entrance Hall, Kitchen
- Lounge, Shower Room
- Homeowners Lounge, Guest suite & Laundry Room
- 24-Hour Emergency Call System in Apartments and Communal Area
- Lift to all Floors and Mobility Scooter Charging Point
- Ground Rent of Currently £425.00 Per Annum
- Service Charge of Currently £2,953.32 Per Annum
- Leasehold, Council Tax Band G
- EPC Rating E



BRIEF DESCRIPTION

A well presented Ground Floor Apartment which is suitable for the Over 60's. Butter Cross Court is conveniently located close to Newport Town Centre and local amenities. The property has living accommodation that includes: A generously sized Lounge and a Kitchen Diner. A cosy Main Bedroom and a smartly presented Shower Room, as well as a hallway with storage cupboards which completes this delightful home.

Externally there are double glazed doors which lead to a lovely communal Patio Area.

LOCATION

The property is within walking distance of 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.



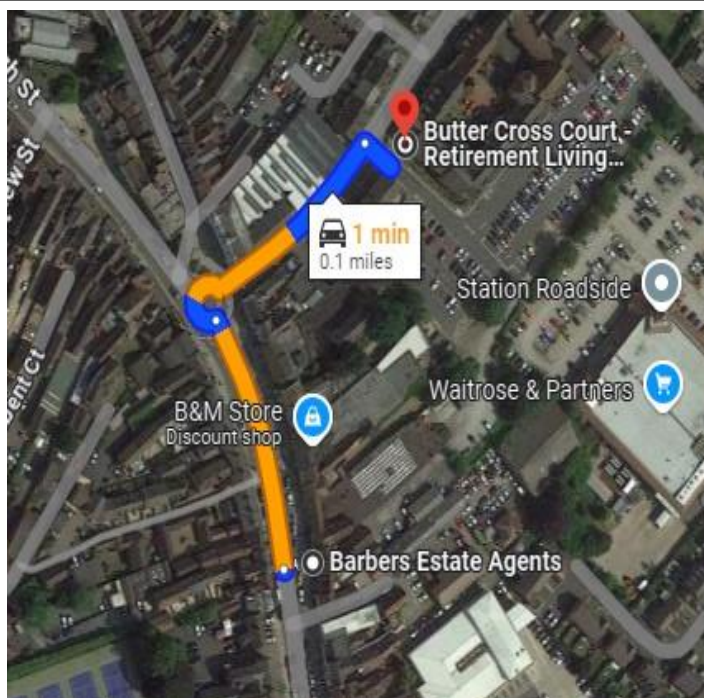
Your **Local** Property Experts
01952 820 239



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 the property has electric heating, mains drainage and electricity 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/>

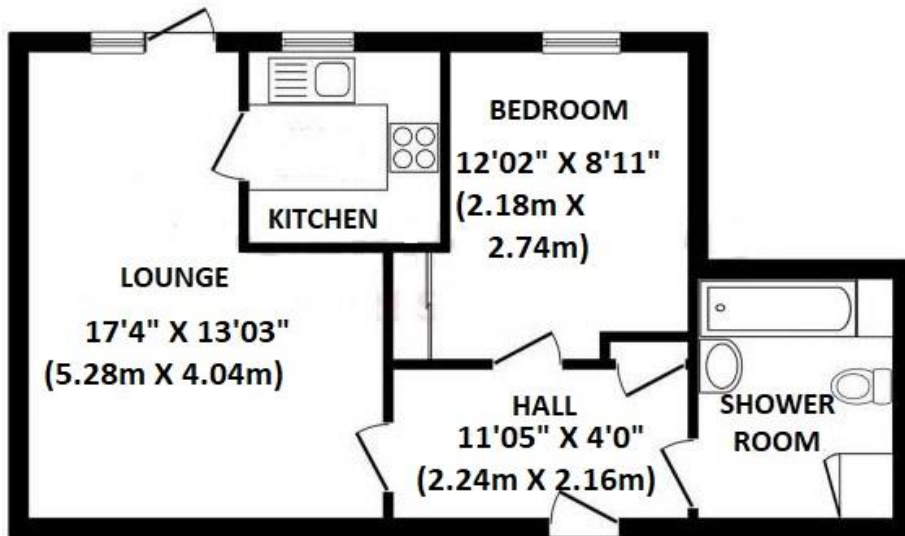
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street, head north and at the mini roundabout take the second exit onto Stafford Street, Butter Cross Court is then located a little way along 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.

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.



Total floor area 45.3 m² (487 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

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.