



Helping *you* move



11 The Strand, Pearl Yard, Whitchurch, SY13 1UY

Offered for sale with NO UPWARD CHAIN, a two bedroom ground floor flat with parking space and communal gardens, conveniently situated close to the town centre and local amenities. CASH BUYERS ONLY.

Offers in the Region of

£85,000

11 The Strand, Pearl Yard, Whitchurch, SY13 1UY

Overview

- Ground Floor Flat
- Two Bedrooms
- Convenient for Town Centre
- Parking Space
- No Upward Chain
- Lounge, Kitchen
- Shower Room
- Communal Gardens
- EPC D
- Council Tax Band A
- CASH BUYERS ONLY



Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

Offered for sale with NO UPWARD CHAIN this two bedroom ground floor flat is conveniently situated close to the town centre and local amenities. The accommodation comprises Entrance Porch, Lounge, Kitchen, Two Bedrooms and Shower Room. There is a parking space to the front and communal garden to the rear.



TENURE

We are advised that the property is Leasehold. 125 lease starting from 1st November 1991 with 93 years remaining. Vacant possession upon completion.

SERVICE CHARGE/GROUND RENT

We are advised that there is a Service Charge/Ground Rent of currently £73.53 per month. This is to be confirmed by solicitors 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 water, drainage, gas 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.



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

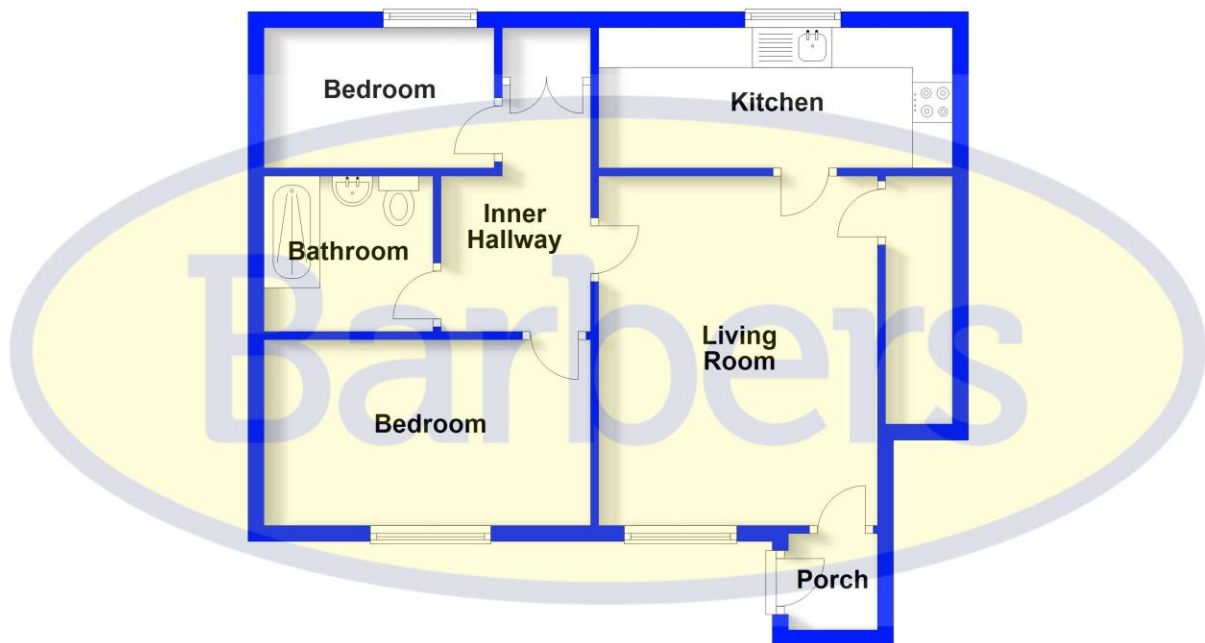
AML REGULATIONS

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.

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Ground Floor

Approx. 579.8 sq. feet



Total area: approx. 579.8 sq. feet

Plan produced by 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.

LOUNGE

14' 4" x 10' 9" (4.37m x 3.28m)

KITCHEN

14' 5" x 5' 7" (4.39m x 1.7m)

BEDROOM ONE

12' 3" x 7' 7" (3.73m x 2.31m)

BEDROOM TWO

9' 4" x 6' 4" (2.84m x 1.93m)

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

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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.