



Helping *you* move



## 12 Rosemary Court, Whitchurch, SY13 1DL

Offers in the Region of  
**£115,000**

**NO UPWARD CHAIN.** A modern two bedroom first floor apartment with allocated parking space and well maintained communal gardens, conveniently situated within easy walking distance of the town centre and local schools.

# 12 Rosemary Court, Whitchurch, SY13 1DL

## Overview

- Modern Two Bedroom First Floor Apartment
- Convenient for Town Centre
- Living Room, Kitchen
- Allocated Parking Space
- Well Maintained Communal Gardens
- No Upward Chain
- EPC D
- Council Tax Band B
- Leasehold



## LOCATION

The property is 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 modern first floor apartment is conveniently situated within easy walking distance of the town centre and local amenities. The accommodation, which benefits from double glazing and electric heating, comprises Entrance Hall, Lounge, a well equipped Kitchen, Two Bedrooms and a Shower Room. Outside there are attractive well maintained, communal gardens as well as an allocated parking space.





#### TENURE

We are advised that the property is Leasehold with 103 years remaining on the current 125 year lease. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### SERVICE CHARGE/GROUND RENT

We are advised that the service charge is currently £136.44 per month and the current ground rent is £267 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

#### SERVICES

We are advised that mains electricity, water and drainage 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

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### VIEWING

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

#### DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left and Rosemary Court will be found on the right hand side. Alternatively the property can be approached via Dodington and then taking the turning into Rosemary Lane.

#### 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

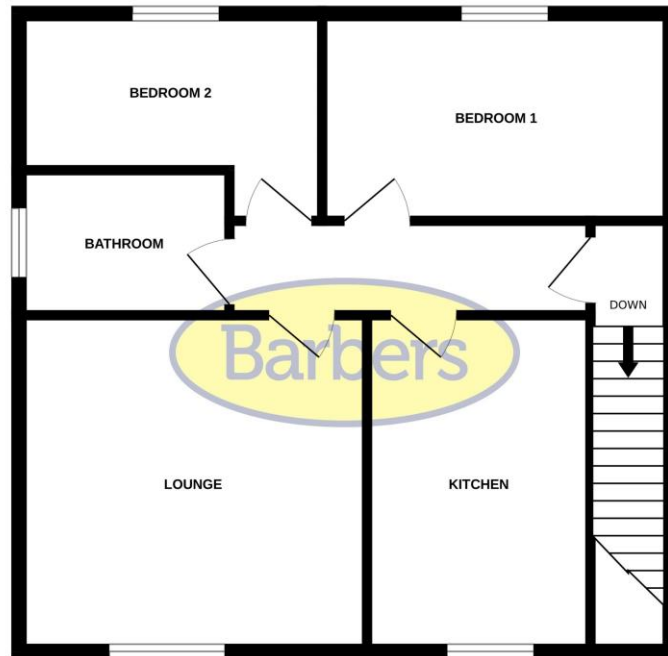
For Sale by Private Treaty.

#### 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.

WH36997 121224

GROUND FLOOR



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 quantity or efficiency can be given.  
Made with Metropix ©2024

**LOUNGE**  
13' 3" x 12' 10" (4.04m x 3.91m)

**BEDROOM TWO**  
11' 7" x 7' 3" (3.53m x 2.21m)

**KITCHEN**  
11' 9" x 8' 4" (3.58m x 2.54m)

**BATHROOM**  
8' 0" x 5' 6" (2.44m x 1.68m)

**BEDROOM ONE**  
11' 3" x 9' 2" (3.43m x 2.79m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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.