



Helping *you* move



17 Brookes Court, Mill Street, Whitchurch, SY13 1GA

A modern, first-floor one-bedroom apartment, offering comfortable living with easy access to amenities. Featuring a spacious bedroom, contemporary kitchen, and an accessible bathroom, this home provides a secure, low-maintenance environment ideal for independent living in a vibrant community.

Offers in the Region of

£100,000

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Overview:

- Modern First Floor Apartment
- One Bedroom
- Near to the Town centre
- Lounge/Diner
- Contemporary Kitchen
- House Manager on site
- Lift to all floors
- Communal Gardens
- EPC B
- Council Tax Band B



This welcoming one-bedroom first-floor apartment in the contemporary McCarthy Stone development in Whitchurch offers independent living with added peace of mind for those over the age of 60. Combining comfort, security, and style, this property is the ideal choice for those looking to downsize or enjoy a relaxed, low-maintenance lifestyle in a supportive and friendly community. With an open plan living and dining area, creating a comfortable and inviting space for entertaining. Just off the living area is a modern kitchen, which is perfectly designed to provide convenience and practicality. The spacious bedroom offers built-in storage, providing ample space to keep your living areas organized. A stylish, contemporary bathroom is designed for accessibility and ease of use in mind. In addition to this charming apartment is a shared space that fosters a strong sense of community and provides the opportunity to participate in a range of events or simply enjoy the company of neighbours.

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, three 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.



TENURE

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1st January 2012 with 113 years remaining. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICE CHARGE/GROUND RENT

We are advised that there is a Service Charge of currently £275.42 per month which covers the cost of all the external maintenance, gardening/landscaping, external window cleaning, buildings insurance, water and sewerage costs, 24hr emergency system and house manager. Ground Rent currently is 2 payments of £212.50 each time, so £425 annual total. This will be confirmed by the solicitors during Pre-Contract enquiries. 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/>

VIEWING

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

DIRECTIONS

Travel from our office directly up the High Street, at the mini roundabout turn left, at the next mini roundabout left again into Castle Hill, continue to the bottom of Castle Hill and then take the 2nd exit. Brookes Court can be found after a short distance 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.

ENERGY PERFORMANCE

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

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH3808310625



First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 48.7 sq. metres (524.1 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/DINER

23' 5" x 10' 6" (7.14m x 3.2m)

KITCHEN

8' 4" x 7' 6" (2.54m x 2.29m)

BEDROOM

17' 6" x 9' 3" (5.33m x 2.82m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

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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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.