



Helping *you* move



## 33 Brookes Court, Mill Street, SY13 1GA

Offers in the Region of  
**£149,950**

A well-presented McCarthy & Stone two-bedroom retirement apartment in Whitchurch, Shropshire, designed for the over-60s, offering a spacious lounge/dining room with electric fireplace, functional kitchen, modern accessible shower room, excellent storage, a welcoming communal lounge with regular social events, and the reassurance of an on-site House Manager, all within walking distance of the town centre.

# 33 Brookes Court, Mill Street, SY13 1GA

## Overview

- Modern Penthouse Retirement Apartment
- Two Spacious Bedrooms With Built In Storage
- Well Equipped Kitchen
- Open Plan Lounge/Dining Room
- Accessible Shower Room
- Lift To All Floors
- House Manager On Site
- NO UPWARD CHAIN
- Plenty Of Visitor Parking
- EPC tbc
- Council Tax Band C



Located within easy walking distance of Whitchurch town centre, this appealing McCarthy & Stone retirement apartment is thoughtfully designed for those aged 60 and over. It offers a comfortable lifestyle with the reassurance of on-site support.

The spacious lounge/dining room features an electric fireplace, creating a cosy and welcoming atmosphere, while the adjoining kitchen is both practical and well-equipped, with ample storage. There are two generously sized bedrooms, each with built-in wardrobes, alongside a modern, accessible shower room and two additional storage cupboards for everyday convenience. Residents enjoy access to a communal lounge where regular social events help foster a friendly and supportive community. A dedicated House Manager is available to assist when needed, providing added peace of mind for residents and their families. For visitors, there is plenty of parking available, and residents can opt for their own dedicated space for a small additional fee. This apartment is ideal for those seeking a low-maintenance home in later life, combining comfort,

### Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.

security, and a vibrant community of like-minded neighbours.





#### 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 C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### GROUND RENT/SERVICE CHARGE

We are advised that there is a Service Charge of currently £413.13 per month which covers the cost of all external maintenance, gardening/landscaping, external window cleaning, buildings insurance, water and sewerage costs, 24hr emergency system and house manager. We are informed that when there is a surplus of service charges at the end of the financial year, the homeowners receive a rebate, for example a rebate of £1370.00 has been refunded for the service year ending 31st March 2025. Ground Rent currently £495 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

#### 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

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.

#### 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/>

#### ENERGY PERFORMANCE

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

#### METHOD OF SALE

For Sale by Private Treaty.

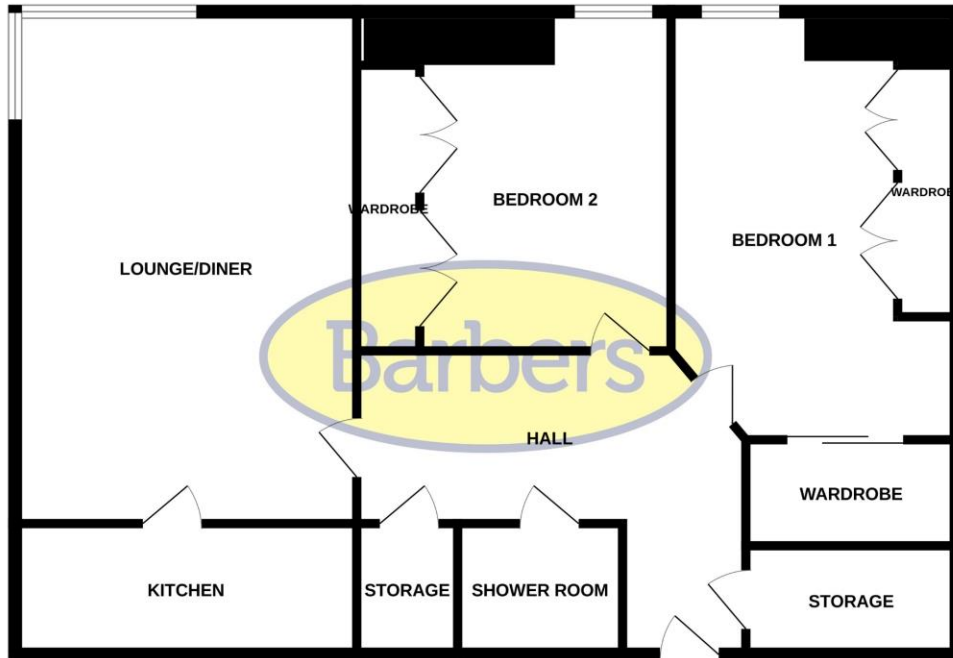
#### AML REGULATIONS

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.

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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 operability or efficiency can be given.  
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**LOUNGE/DINING ROOM**

21' 9" x 14' 6" (6.63m x 4.42m)

**STORAGE CUPBOARD**

4' 8" x 4' 2" (1.42m x 1.27m)

**KITCHEN**

13' 6" x 5' 6" (4.11m x 1.68m)

**STORAGE CUPBOARD TWO**

7' 5" x 2' 4" (2.26m x 0.71m)

**BEDROOM ONE**

18' 3" x 12' 2" (5.56m x 3.71m)(max)

**BEDROOM TWO**

14' 5" x 12' 9" (4.39m x 3.89m)

**BATHROOM**

7' x 5' 6" (2.13m x 1.68m)

## 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.